City of Ramsey
Agenda
Park and Recreation Commission
Thursday, May 9, 2024
6:30 pm
Solstice Park, 14700 Erkium Street NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the following meeting minutes.
1. Park and Recreation Commission meeting dated April 11th, 2024.

5. Commission Business

1. Recommend Park Dedicaion for Haviland Fields

2. Consider Alpine Park for a Municipal Sand and Fill Stockpile Location

3. Recommend Park Dedication for Harmony Farms

6. Commission/Staff Input

1. Commission/Staff Input

7. Adjournment

Park and Recreation Commission

Meeting Date: 05/09/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Approve the following meeting minutes.
1. Park and Recreation Commission meeting dated April 11th, 2024.

Purpose/Background:

To review and approve meeting minutes that are attached for review.

Notification:

N/A

Time Frame/Observations/Alternatives:

Staff anticipates this case will take less than 5 minutes.

Funding Source:

N/A

Recommendation:

To review and approve meeting minutes dated April 11th, 2024.

Outcome/Action:

Motion to approve meeting minutes dated April 11th, 2024.

Attachments

Park and Recreation Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Mariah Albrecht	05/03/2024 03:28 PM
Form Started By: Mariah Albrecht		Started On: 05/01/2024 09:02 AM
Final Approval Date: 05/03/2024		

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on April 11, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Nathan Barten Vice Chair Brandon Sis Commissioner Todd Arts Commissioner Shane Bennett Commissioner Megan Ealain Commissioner Jennifer Leistico
Commission Members Absent:	Commissioner Dean Olson
Also Present:	City Council Liaison Michael Olson Parks & Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

Chair Barten called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

___, ___, thanked the City for cleaning up an area near Elmcrest Park. She also commented that the parks and trails are nicely taken care of during all seasons. She asked if the soccer association could be asked to clean up after games and tournaments as the park is often left with trash that residents then pick up. She commented that there is an open lot at the corner of Elmcrest and perhaps that would be a great place for pickleball courts.

Commissioner Bennett commented that he coached with ARAA when his kids were younger and always made sure that the kids on his team cleaned up after themselves. He noted that typically an association has volunteer requirements within the organization and believed that the City could reach out to the soccer associations to ask them to create a volunteer sign up for clean up after games and tournaments. He recognized that pickleball is an increasingly popular sport and the potential need for more courts.

Ms. __ noted that Riversbend also has four tennis courts that could be repurposed noting that she typically drives to Anoka to play pickleball.

Commissioner Sis asked if there would be a value in placing more courts in one location for tournaments, or whether the preference would be to have a lesser number of courts in more locations.

Ms. __ replied that she would prefer to have courts in more locations.

Parks & Assistant Public Works Director Riverblood stated that staff meets with all youth sports organizations in March, and they do encourage everyone to pick up after themselves. He recognized that tournaments are chaotic with a large number of people coming and going from the park in a single day and some stuff is left behind. He stated that tonight the Commission will consider adding more pickleball in Ramsey. He noted that there will be a request to add pickleball in addition to rehabbing the tennis court at Riverdale Park. He stated that there is use of the tennis courts and there have been comments that people would like those courts to remain. He stated that there could be an opportunity to transition the tennis courts at Central Park to additional pickleball courts. He was not aware of any substantial problems with the pickleball courts at Central Park, noting that there are cracks that have been filled but that is more of an aesthetic issue.

3. APPROVE AGENDA

Motion by Commissioner Sis, seconded by Commissioner Bennett, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Barten; Commissioners Sis, Bennett, Arts, Ealain, and Leistico. Voting No: None. Absent: Commissioner Olson.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Commissioner Bennett noted that Commissioner Loss is no longer on the Commission and should be deleted from the minutes.

Motion by Commissioner Bennett, seconded by Commissioner Sis, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- Park and Recreation Commission Meeting Minutes date March 14, 2024 as amended

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Sis, Arts, and Ealain. Voting No: None. Abstaining: Commissioner Leistico. Absent: Commissioner Olson.

5. COMMISSION BUSINESS

5.01: Nominate Chair and Vice Chairperson of the Park and Recreation Commission

Chair Barten opened the floor for nominations.

Motion by Commissioner Bennett, seconded by Commissioner Leistico, to designate Nathan Barten as Chair and Brandon Sis as Vice Chair of the Park and Recreation Commission from April 2024 through March 31, 2025.

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Leistico, Arts, Ealain, and Sis. Voting No: None. Absent: Commissioner Olson.

5.02: Recommend Park Dedication for Haviland Fields

Parks & Assistant Public Works Director Riverblood commented that this is a significant project proposed for the Lord of Life Church site which would have two large apartment buildings, one which would be all ages while the other would be designated for seniors. He stated that there would also be rental twinhomes around the perimeter of the site. He identified the existing park and trail amenities and noted that the land proposed to be dedicated for park use would be combined to increase the size of Solstice Park along with the creation of pickleball courts. He also reviewed the plans for trails and noted that the remainder would be received in cash. He noted that if the development is completed in phases, Park Dedication would be paid at the time of platting and would be based on the park dedication and trail fees at that time.

Commissioner Sis referenced a parking lot near the proposed park land and asked if that would be for use by park patrons.

Parks & Assistant Public Works Director Riverblood replied that the private parking lot would be available for guests of the residential developments and would not be available for use by the general public.

Commissioner Bennett noted the comment that there would be a gate at one end and asked if a similar gate would be located at this end.

Parks & Assistant Public Works Director Riverblood replied that there would not be. He stated that there could conceivably be people that drive into the PUD to park in that lot and walk to the pickleball courts. He stated that if there were to occur, the HOA could place signs stating that the parking is not available for public use. He stated that the HOA may not be bothered by an occasional park user parking in that lot. He noted that current parking for Solstice Park is on street.

Commissioner Leistico asked where users of the pickleball courts would park and access the courts, noting that it seems confusing and inconvenient. She stated that for courts that are being constructed in lieu of cash for park dedication, it does not seem to have great access and gives the impression that it is on private property.

Parks & Assistant Public Works Director Riverblood clarified the location of the trail corridor from Fluorine Street which goes to the park and new park amenities. He noted that Solstice Park is a neighborhood park, meant for those within walking distance, and is not a community or regional park meant for a lot of traffic from other neighborhoods.

Commissioner Leistico commented that it seems that people will flock to the pickleball courts.

Commissioner Bennett recognized that this is a pocket park and anyone that wants to use the park from outside the neighborhood will most likely park in the church parking lot.

Commissioner Sis commented that pickleball courts are popular and will increase the number of patrons going to the park, therefore additional signage on where people should access the park could be helpful.

Parks & Assistant Public Works Director Riverblood stated that the Commission could have another opportunity to address that scenario prior to the review by the City Council in May, although he was not sure what that scenario would be. He noted a reciprocity agreement with PACT Charter School for shared parking but noted that agreement also provided the school with use of the Central Park parking area. He stated that he could reach out to the developer to determine if there would be agreement in shared parking for park users.

Commissioner Bennett commented that the intent of the case is to determine whether the Commission supports the dedication of the land and fees, recognizing that access could be a challenge and perhaps direction to work with the developer could be added to the motion.

Parks & Assistant Public Works Director Riverblood agreed that direction could be provided to staff to have a conversation with the developer related to permitted parking within the private area of the PUD. He stated that citing pickleball courts can also be a challenge near residential properties because of the noise, which is why he mentioned a potential privacy fence. He noted that the courts are scaled to neighborhood use and the seniors in the proposed apartment building will most likely use the courts along with other neighbors in this area. He did not think two courts would attract throngs of people from outside this area.

Chair Barten asked if there would be more benefit in having Haviland Fields build their own pickleball courts for private use and the City instead use its funds to build courts in another area, such as Elmcrest.

Commissioner Bennett commented that the challenge would be that part of the process is to have resources that could be used by everyone as part of this development.

Commissioner Sis asked if it has been considered to leave the new park dedication area as grass and locate the pickleball courts in Solstice Park proper.

Commissioner Bennett commented that regardless of where the courts would be located within Solstice Park, the issue would be access.

Commissioner Sis noted that the changed location would encourage people to park on the public street parking. He asked if access could be arranged off Erkium.

Parks & Assistant Public Works Director Riverblood replied that would not be likely as there are driveways on that cul-de-sac and therefore there is only a bit of space for parking. He stated that adding a parking lot would take up a lot of park space, disrupt the irrigation, have additional cost and provide a small amount of parking in return. He stated that on-street parking has not been an issue for Solstice Park to date. He also reviewed the present use of the open space area in question.

He stated that the developer had proposed their own pickleball courts in addition to these courts, but was unsure if both sets of courts would ultimately be constructed. He also explained the difference in the courts being constructed through this type of development project compared to a standalone pickleball court project completed solely by the City.

Commissioner Sis commented that he would like to see additional options.

Parks & Assistant Public Works Director Riverblood stated that he can bring back additional information to the next meeting if that is desired.

Motion by Commissioner Sis, seconded by Commissioner Ealain, to table this item to the May 9, 2024 meeting with direction for staff to prepare additional exhibits for review.

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Ealain, , Arts, Leistico, and Sis. Voting No: None. Absent: Commissioner Olson.

5.03: Recommend a $350,000 Budget and Playground Installation for The Hollow

Parks & Assistant Public Works Director Riverblood stated that this project for about two years and has approved a concept. He stated that an RFP was issued for the playground component and reviewed the previously discussed concept for the park and playground components. He stated that he updated the preliminary budget from $350,000 to $370,140. He stated that the development paid $350,000 into the Park Trust Fund for this project. He commented that this will be a unique park for the community, noting that there are already a lot of new residents living in the development and there has been interest from the Bowers Drive residents as well. He stated that the playground components would be estimated to be complete by July.

Commissioner Sis asked if there would be space to add more street parking to support this use and whether the zipline would create a conflict for those attempting to enter the park.

Parks & Assistant Public Works Director Riverblood explained that there will be a sidewalk connection for people to use and did not think there was a good opportunity to add more pull off parking. He noted that there will be parking allowed on many of the neighborhood streets.

Commissioner Bennett commented that he is excited about this project as it will be unique.

Motion by Commissioner Bennett, seconded by Commissioner Arts, to recommend to City Council $370,140 from the Park Trust Fund for the one-acre neighborhood park known as The Hollow, including $176,905 for the playground specific components with installation.

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Arts, Ealain, Leistico, and Sis. Voting No: None. Absent: Commissioner Olson.

5.04: Consider Park and Recreation 2024 Outdoor Meeting Schedule

Parks & Assistant Public Works Director Riverblood commented that each year the Commission chooses to hold a series of meetings outdoors, which provides an opportunity for the Commission

to review locations and new projects and also allows residents to meet the Commission and provide input in their local park. He presented the potential locations he would suggest for the season and welcomed input.

Chair Barten suggested holding the May meeting at Solstice, given the discussion tonight and then simply shift the other locations by one month.

Commissioner Sis agreed.

Commissioner Bennett agreed noting that the case was tabled to the May meeting so it would seem appropriate to meet in that park for that meeting.

Motion by Commissioner Sis, seconded by Commissioner Bennett, to approve the outdoor meeting locations as follows: May - Solstice, June – Riversbend Park, July – Alpine Park, August – The Draw, and September – The Hollow.

Motion carried. Voting Yes: Chair Barten; Commissioners Sis, Bennett, Arts, Ealain, and Leistico. Voting No: None. Absent: Commissioner Olson.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood provided a brief overview of the upcoming recreation programing and events.

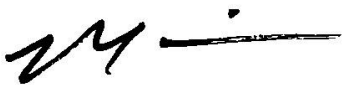
7. ADJOURNMENT

Motion by Commissioner Leistico, seconded by Commissioner Bennett, to adjourn the meeting.

Motion carried. Voting Yes: Chair Barten; Commissioners Leistico, Bennett, Arts, Ealain, and Sis. Voting No: None. Absent: Commissioner Olson.

The Park and Recreation Commission meeting adjourned at 7:38 p.m.

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Park and Recreation Commission

Meeting Date: 05/09/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Recommend Park Dedicaion for Haviland Fields

Purpose/Background:

Background

Presbyterian Homes (the "applicant") has submitted a land use application for development of a large portion of the Lord of Life Church property at 14501 Nowthen Boulevard NW. The project will remove the two houses on the site and some of the underused parking lots. The church's building and some of the parking lot will remain. Two new multi-family buildings are proposed: a 160-unit senior apartment building and a 280-unit non-age-restricted apartment building. Additionally, 20 units of senior rental townhomes in the form of 10 one-level twinhome buildings are proposed. In all, 460 units are proposed. The site is currently zoned with three different designations - R-1A, R-2, and R-3 and guided in the Comprehensive Plan for Public and High Density Residential land uses—the Haviland Field plat would be accommodated by a rezoning to a Planned Unit Development.

Purpose

The purpose of this case is to recommend the Park Dedication and Trail Fees for this significant plat.

Notification:

As part of the rezoning application and Public Hearing conducted by the Planning Commission, a mailed notification was made to properties within 700 feet of the site. "Proposed Development" signs were placed on the property - one facing Nowthen Boulevard and one facing St. Francis Boulevard. A hearing notice was also published in the March 15 Anoka Union Herald Newspaper.

In the fall of 2021, the applicant hosted two neighborhood meetings to gather feedback on the concept development plans. Many of the comments have been incorporated into the plans.

Time Frame/Observations/Alternatives:

Observations

Park Dedication is proposed to be satisfied through a combination of land and cash with credit given for certain improvements. Soltice Park is located adjacent to the northwestern portion of the site. This is a neighborhood park with three pedestrian connections to Cobalt, Erkium, and Fluorine Streets. There is no dedicated parking lot, just on-street parking. Also proposed is a four or five-space parking area which would be constructed at the end of Cobalt Street. A portion of new park land with a double pickleball court is proposed in the existing clearing at the northwest corner of the site. The site plan shows a walkway between the courts and the internal private roadway. Another connection will need to be made between the courts and the existing trail just north of the property line. The applicant would receive credit for the construction of the parking area, courts, and the park walkways. Those precise costs will be determined by the Development Agreement as a future step in the process.

(The parcel shown for the Cobalt Street extension, Outlot B, included excess land extending to St. Francis Boulevard. The land outside of the parking and turn-around areas is not needed for public purposes. The plat will be revised to show the boundary no more than ten feet from the back of curb to accommodate snow storage.

Park land dedication credit will not be afforded east of the new parking area.)

In summary, new park land would be added to Solstice Park (approx. 3/4 acres), and approximately .15 acres would be added to the south end of Cobolt Street for a turn-around for snow plows and vehicle parking to access Solstice Park. After land dedication, the balance of the cash equivalent of Park Dedication is approximately $1,128,191—however, proposed is the construction cost of two pickleball courts, a small trail connection(s), and parking area—these improvements would be eligible to be credited against the cash Park Dedication owed. Trail Fees @ $1,500 per unit equate to $690,000 (based upon the number units at the time of Final Plat).

Note: this development project was discussed at the Commission's regular meeting in April and was tabled so that the Commission could meet at Solstice Park to evaluate the parking proximity to the park and other aspects of the proposed pickleball courts.

Funding Source:

As indicated above,the City will collect development fees including Park Dedication, with credit given for land and improvements, as well as Trail Fees. The precise fees and charges will be determined at the time of the Development Agreement.

Additionaly, the property is currently tax-exempt. The residential portions of the property will be placed back on the tax rolls.

Recommendation:

Staff recommends Park Dedication and Trail Fees be addressed as expressed above, and within the proposed motion below.

Outcome/Action:

Motion to recommend to City Council that Park Dedication for Haviland Fields be a combination of land dedication and cash, with credit for park improvements constructed, and that Trail Fees consist of a cash payment of $1,500 per residential dwelling unit (the 2024 rate).

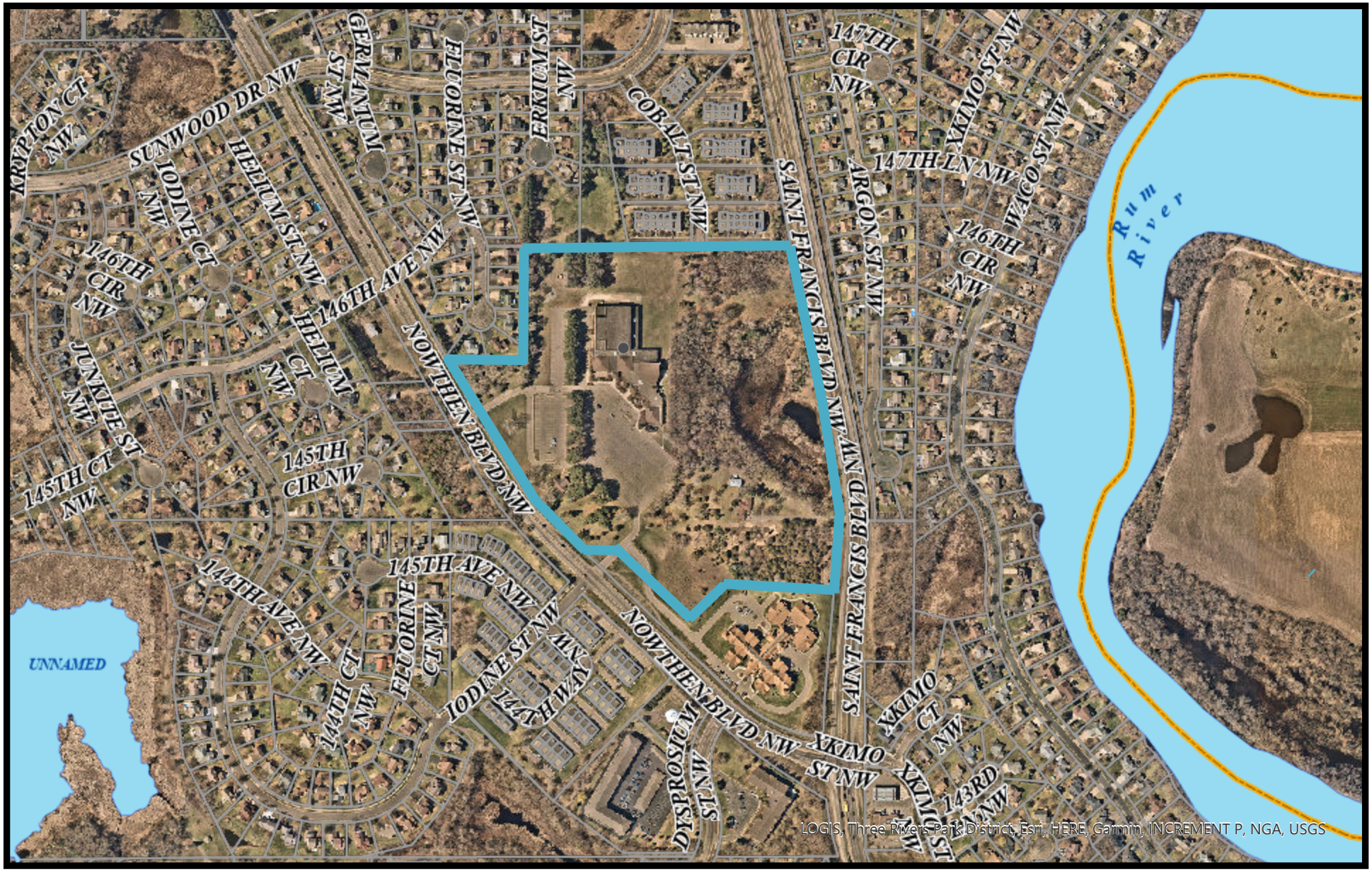
Attachments

Site Location Map
Applicant's Narrative
Graphics and Renderings
Site Plans
Civil Plans
Landscape Plans
Preliminary Plat
Senior Living Building
All Ages Building
Park Homes (Twinhomes)

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Mariah Albrecht	05/03/2024 03:30 PM
Brian Hagen	Mariah Albrecht	05/03/2024 03:31 PM
Form Started By: Mark Riverblood		Started On: 05/02/2024 11:27 AM
Final Approval Date: 05/03/2024		

Site Location: Haviland Fields



Print Date: March 12, 2024

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Entitlement Application Narrative

DATE:	02/09/2024
TO:	City of Ramsey Staff
FROM:	Senior Housing Partners
SUBJECT:	14501 Nowthen Blvd NW | Haviland Fields Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application

Presbyterian Homes & Services (PHS) and its community partner Lord of Life Church respectfully apply for a Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application for the site known as Haviland Fields located at 14501 Nowthen Blvd NW, Ramsey, Minnesota (Parcel ID: 25-32-25-24-0059 and Legal Description: Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota.).

Presbyterian Homes & Services and the Lord of Life Church are project partners with Senior Housing Partners, the development arm of Presbyterian Homes & Services, BKV Group for architecture and Kimley-Horn for civil engineering.

Entitlement Application Narrative

Overview:

Presbyterian Homes & Services is applying for a zoning amendment, comprehensive plan amendment, site plan, and preliminary plat for the site known as "Haviland Fields". The Haviland Fields proposal is intended to create a bespoke park-like campus in harmony with the existing environment complete with community trails. The proposal would leave the picturesque low areas as it embraces its natural setting. Haviland Fields, centered around Lord of Life Lutheran Church, includes housing, easy access to green space, and a commitment to life enrichment and growth that feeds body, soul and spirit. The name Haviland Fields is a nod to the history of the site and is named after Delora Haviland one of the original owners of the land in the 1800s.

HAVILAND FIELDS

LIVE & GROW

Presbyterian Homes & Services' goal is to provide very needed seniors housing for the City of Ramsey. The Haviland Fields proposal contains 20 attached townhomes for seniors on the west and north side of the site and 160 senior housing units on the southwest side of the campus for a combined 180 seniors units. This diversity of seniors' home types provides choices for folks as they age. More choice provides options for the greatest number of residents. Through retaining residents, the City of Ramsey is primed to retain more wisdom and community engagement of current residents who wish to stay in Ramsey. Additionally, there are 280 all age apartment homes proposed. The Lord of Life Congregation will be staying in their current location to create one cohesive campus.

Entitlement Application Narrative

Site and Landscape

The Haviland Fields proposal draws inspiration from the natural beauty and heritage of Ramsey especially the Rum River, the logging history of Ramsey, the Lord of Life Church, and surrounding structures to create buildings that reflect and belong to Ramsey.

The proposal aims to cultivate a cohesive campus atmosphere, with the Lord of Life Church serving as a central focal point. The proposal strategically positions multifamily and park homes to accentuate the church's prominence, foreseeing residents benefiting from its community amenities such as worship, daycare, gymnasium, and communal spaces.

Preserving the existing wetland area and stands of Scotch Pine trees was paramount in the site design. The plan is to maintain the wetland's untouched beauty and preserve as many pine trees as possible, respecting and integrating these natural elements into the landscape.

Building Design

The objective for the Haviland Fields site was to create structures that stand independently yet complement each other. The development team selected materials that harmonize well and keep the material palettes refined to ensure a balanced aesthetic. Wood look accents, reflective of the site's natural elements, are prominent throughout the campus, with gabled roofs echoing the neighboring buildings' character.

These buildings were designed to be of a similar scale as its environment. Buildings were designed to be of a similar scale as the approximately 40 and 45 foot tall building to the south of the site with the buildings being less than the 60 foot R-3 zoning standards for height. The goal was to design buildings that fit into the larger framework of the City of Ramsey.

Entitlement Application Narrative

Senior Housing Building

The design of the Seniors Housing building draws inspiration from pine forests. The building's form evokes light filtering through a tree canopy, with primary materials such as white shake siding representing light. Darker board and batten paneling represent trees in silhouette. Accent areas of wood at the building corners and entrance emphasize the building's connection to nature.

This building is a four-story residential building with 160 apartments and one level of parking below grade. Level 1 features a lobby and club room. This building will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard for residents and connections to the campus trail system.

The exterior of the building will consist of brick, cement shake siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.

Entitlement Application Narrative

All Age Building

Inspired by the nearby Rum River, located just 800 feet from the site, the All Ages building takes cues from the river's curves and meandering path. The building's layout mirrors the river's fluidity, with rooflines incorporating stepping and undulation to enhance this connection to nature.

This building is a four-story residential building with one level of parking below grade. Level 1 features a lobby and club room. It will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard with a pickleball court, and connections to the campus trail system. The exterior of the building will consist of brick, cement board siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.

Entitlement Application Narrative

Park Homes

There are proposed to be 10 park homes each with two units for a total of 20 Park Home units. These buildings were designed to blend the local architectural context with the newly proposed buildings on the Haviland Fields site.

These are (1) story residential park homes with (2) units in each building. Each unit has a (2) car garage for residents and surface parking for guests. These units have access to the campus trail system.

Entitlement Application Narrative

Density

	Acres	Units/ Acre
Conventional Total Land Area	35.53	12.95
Delineated Wetland and Buffer	4.20	
Land Area Sans Wetland	31.33	14.68
Church Lot	7.02	
Proposed Land Dedication	1.62	
Residential Only Land	22.69	20.27

The proposal concentrates density at the south side of the campus with both the seniors and all age buildings. The overall proposal has a total of 460 residential units on 35.53 acres of land, which translates to a conventional 12.95 units per acre.

The Metropolitan Council's Net Residential Handbook directs land within the Metropolitan Urban Service Area, which includes Haviland Fields, to utilize net density backing out wetlands, wetland buffers, water bodies, public parks, trails for its Comprehensive Plan calculations. Conventionally, one would think to include these segments as in practice they are part of the fabric of the site and one cohesive campus. That said, following the letter of the Met Council's Planning Handbook the following areas are netted out:

- Delineated Wetland and 16.5 foot wetland buffer: 4.20 Acres
- Lot 2 [The Lord of Life Church Parcel]: 7.02 Acres
- Proposed Park Dedication: 1.62 Acres

This results in a remaining 22.69 acres of residential only land. Using this modified density directed by the Metropolitan Council, the would result in a density of 20.27 units per acre.

The Metropolitan Council seeks net density of 5 units per acre for the Emerging Suburban Edge Designation, which the Met Council has deemed the City of Ramsey. Based on the Met Council's formula, this proposal's 20.27 units/ net acre, this project assists the City of Ramsey in meeting its Met Council density targets while balancing out density, and thus enabling lower density single family home developments elsewhere in Ramsey.

Through concentrating density on the south side of the site, the proposal is able to incorporate robust density transitioning to create a density that is at or below the surroundings to the west and the north as well as incorporate park like elements for the community. The proposal takes screening very seriously and uses the existing trees as a buffer on the north and west where they exist. This will create a natural screening that is consistent with Section 475 in the Ramsey City Code. The proposal features a park-like campus that is both set apart from neighboring buildings and is intentional. HVAC units will be screened as well to maximize curb appeal, create a cohesive campus, and hide back of house areas.

Parks

Presbyterian Homes & Services proposes to expand solstice park including two pickleball courts on the northwest side of the site. This should bolster and expand Solstice Park. Additionally, it is proposed to add parking for Solstice Park improving a neighborhood park for the long term.

Traffic

Presbyterian Homes & Services proactively commissioned a traffic study conducted by Kimley-Horn. There is additional discussion anticipated with the City of Ramsey and Anoka County with regard to site access.

The proposal seeks to minimize traffic. It may go without saying, but residents of seniors housing take fewer trips than the residents of a single-family home (3.2 trips per day vs. 9.5 trips per day according to the Institute of Transportation Engineers 11th Edition). Seniors in single family homes take an estimated 4.5 trips per day. The 180 combined units of seniors generate materially fewer trips than a similar all age development. For that reason, the proposal with its 180 senior units actually generates an anticipated 7.1% fewer trips than what could be built in the current zoning. These fewer trips should correspond to less traffic than what could be built by right on the site.

			Current Zoning		Proposed Zoning		
Land Use Description	**ITE #***	**Daily Trips/Unit**	**Units**	**Daily Trips**	**Units**	**Daily Trips**	**Daily Trip Var.**
Single Family Detatched Housing	210	9.5	20	189	0	0	
Multi-Family Housing (Low-Rise)	220	6.7	84	566	0	0	
Multi-Family Housing (Mid-Rise)	221	4.5	278	1,262	280	1,271	
Senior Adult Housing - Single Family	251	4.3	0	0	20	86	
Senior Adult Housing - Multi-Family	252	3.2	0	0	160	518	
Total			**382**	**2,017**	**460**	**1,875**	**-7.1%**
Note							
*Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.							

Parking

The Haviland Fields proposal creates sufficient parking for residents that exceeds city guidelines and industry best practices. There are 311 structured parking spaces proposed plus 311 additional surface parking spaces. Further, we propose to keep parking spaces for the Lord of Life Church (224 surface stalls). This combination of parking allows for flexibility and manages demand for parking even at peak periods. The proposed onsite parking of 622 stalls is greater than the required parking of 620 spaces required by the Ramsey City Code Chapter 106, Section 460(B). Therefore, the parking proposed for the site in excess of the City of Ramsey's parking guidelines.

	Units	Structured Spots	Surface Spots	Total Spaces	Required Spaces
Total Residential Spaces	460	311	311	622	620

Process

Presbyterian Homes & Services has engaged the community in the process holding community meetings on September 28th and October 27th, 2022, and invited every resident within 1000 feet of the Lord of Life campus via mail. That feedback informed the proposal with comments advocating for a (4) story front building with a smaller footprint versus a (3) story building with a materially larger footprint. Further community feedback guided incorporating fencing and screening on the west side of the site as well as moving a proposed pickleball court public amenity away from the homes on the northwest side of the lot. The community feedback stressed the importance of density transitioning spurring a concentration of density on the south side of the site with lower density to the north and west.

Since the community meeting, Senior Housing Partners worked with City Staff to present the concept to in a November 7, 2022 City Council Work Session. Then, the idea was presented by City Staff to the Plan Commission on December 1st, 2022. Subsequently, Presbyterian Homes & Services completed an Environmental Assessment Worksheet (EAW) process with the Minnesota Environmental Quality Board (EQB) looking at over a dozen function areas including land use, water resources, wildlife, sensitive plant communities, visual, air, greenhouse gas footprint, noise, and transportation items. The EAW was published in the Minnesota EQB Monitor. The public had 30 days to comment. Then based on those comments, the Environmental Assessment Worksheet found *no* need for a further Environmental Impact Statement (called a negative declaration). This negative declaration was unanimously approved by the Ramsey City Council on October 24, 2023.

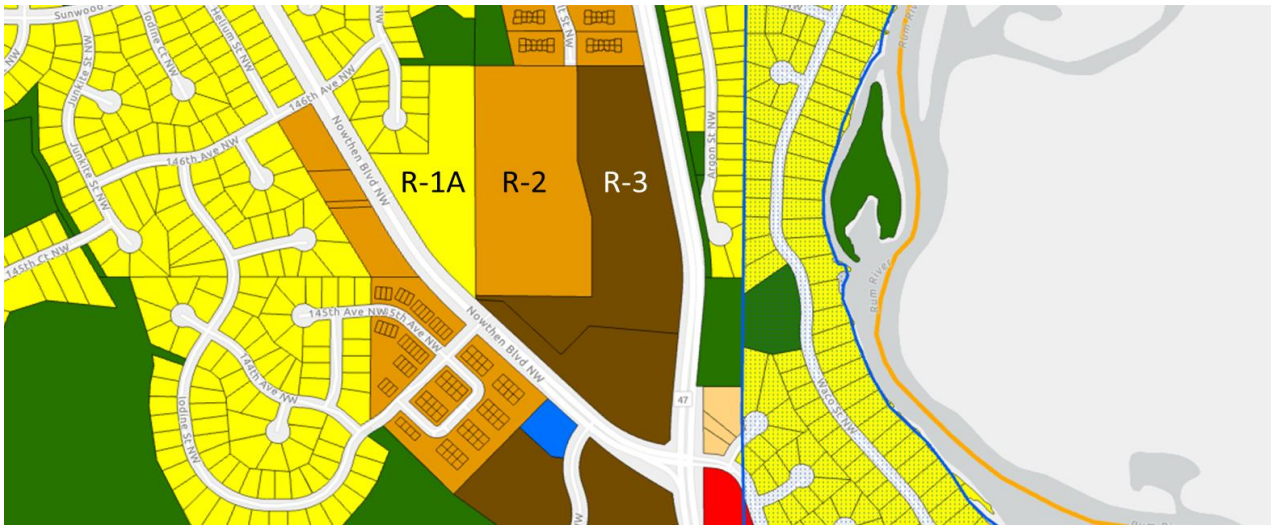
Entitlement Application Narrative

Zoning Amendment

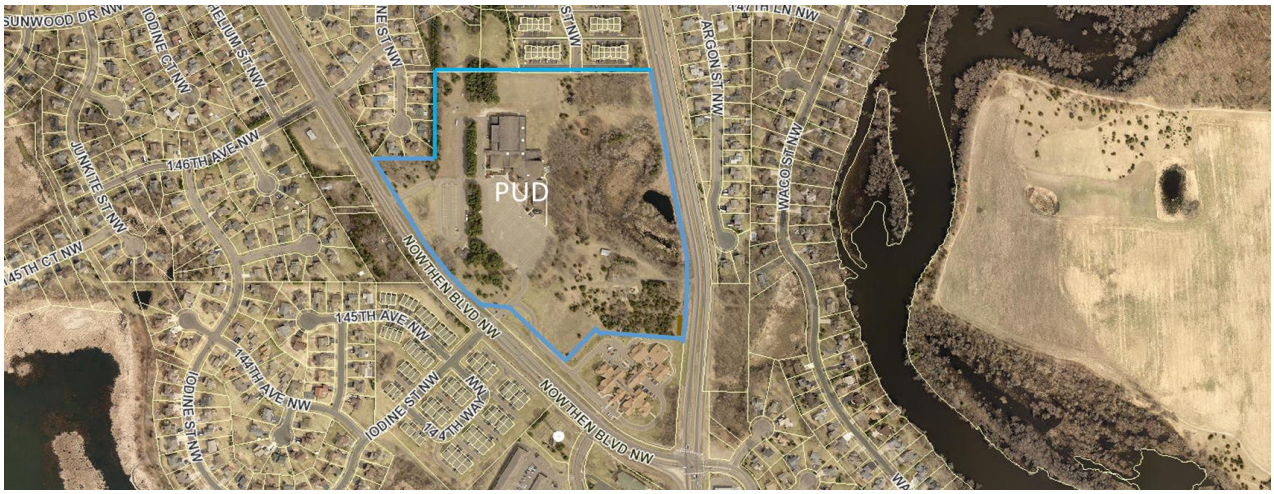
Presbyterian Homes and Services applies for a Zoning Amendment to shift the existing density currently as configured below going from an R-3, R-2, R-1 district to a Planned Unit Development (PUD) under the auspices of R-3 (depicted below).

The zoning amendment to a PUD intends to provide flexibility in land development under the auspices of an existing zoning classification (in this case R-3). The reasons for this request of flexibility are : create a diversity of housing types (seniors attached, seniors detached, and all age), an efficient use of public infrastructure through concentrating density on the south side of the site, conservation of energy through a reduction in trip generation from what could be built with existing zoning, and a cohesive campus, preservation of the unique natural wetland on the east side of the site, as well as preserving as many trees as feasible thus preserving natural areas. All these items foster an efficient use of land.

Current Zoning



Proposed Zoning



Entitlement Application Narrative

Comprehensive Plan Amendment

Presbyterian Homes and Services applies for a Comprehensive Plan Amendment for 460 units in order to reflect both the goal of the park-like Haviland Fields Development as well as the goal of preserving the natural area on the east side of the site and avoiding clear cutting the area. PHS applies for a Comprehensive Plan Amendment to shift density consolidating on the south side of the parcel away from the valley, the north and west sides of the site as well as getting to 460 proposed units.

Site Plan and Preliminary Plat

Presbyterian Homes and Services applies for a Site Plan Review pursuant to Section 225 in the Ramsey City Code as an application for both a multiple family dwelling and a townhome dwelling. This application proposes to have a residential use as the principal use in the PUD with the religious use as an additional conforming use. The proposed site plan is separately attached. Presbyterian Homes & Services proposes the attached layout as a pre final plat which is the instrument that proposes future land divisions to enable the site plan.

Haviland Fields

Ramsey, MN| Site Plan Review

2/9/2024

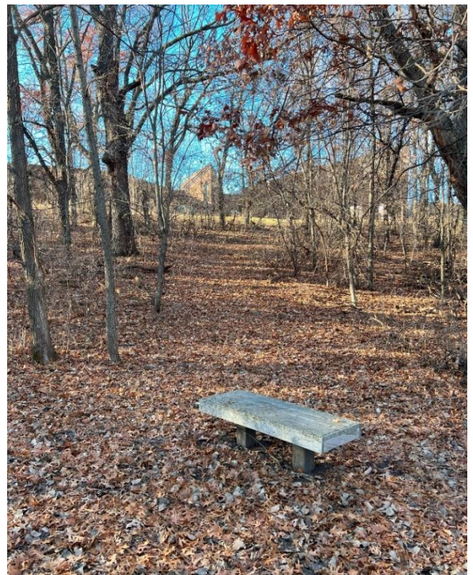
presbyterian homes & services

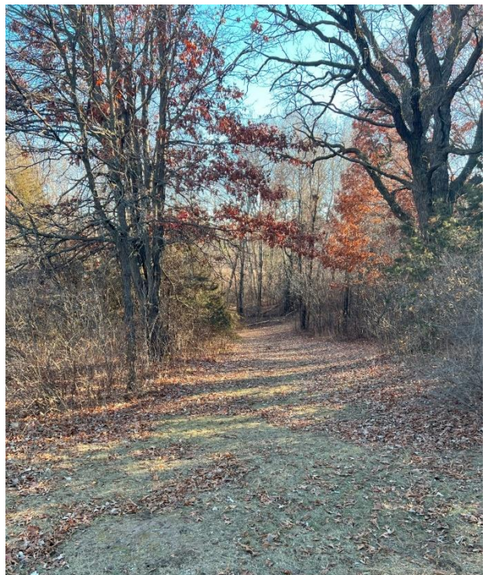
SENIOR HOUSING PARTNERS

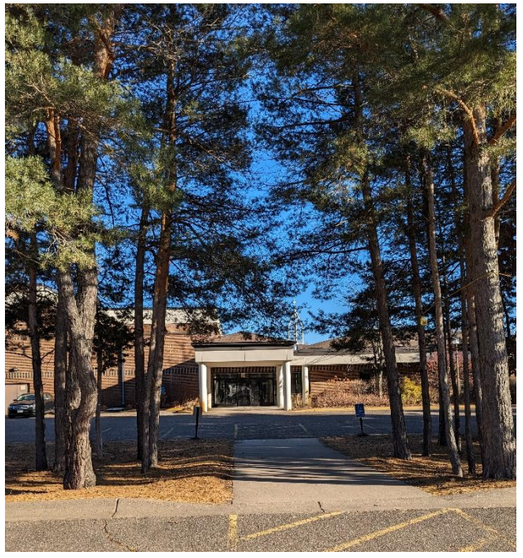
BKV GROUP

EXISTING SITE – BIRDSEYE SW

EXISTING SITE CONDITIONS







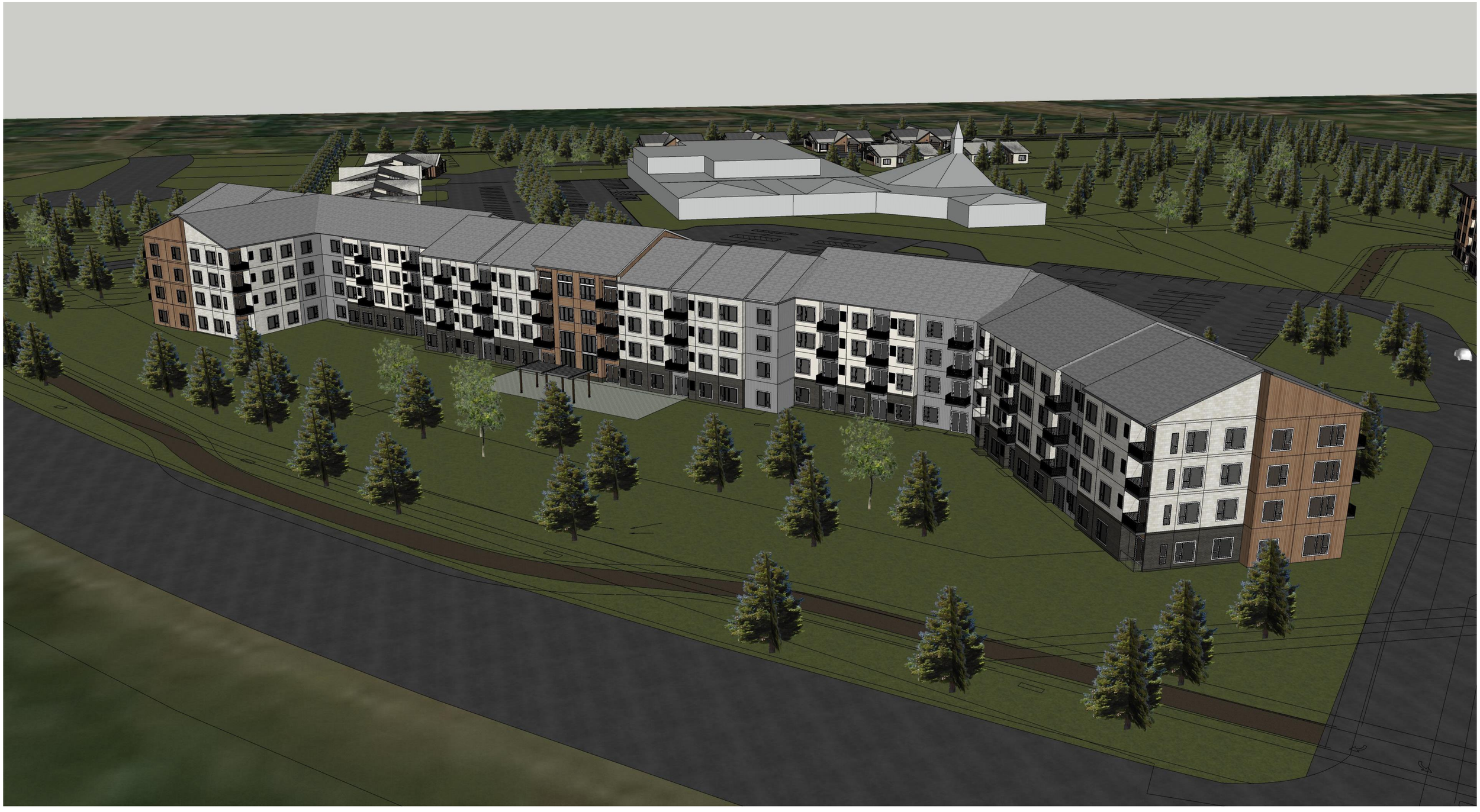
ARCHITECTURAL CONTEXT

CONCEPT – Site plan

CONCEPT – BIRDSEYE NW

CONCEPT – BIRDSEYE NORTH

BIRDSEYE VIEW SOUTHWEST



PERSPECTIVE VIEW – MAIN ENTRY

PERSPECTIVE VIEW – SOUTH CORNER

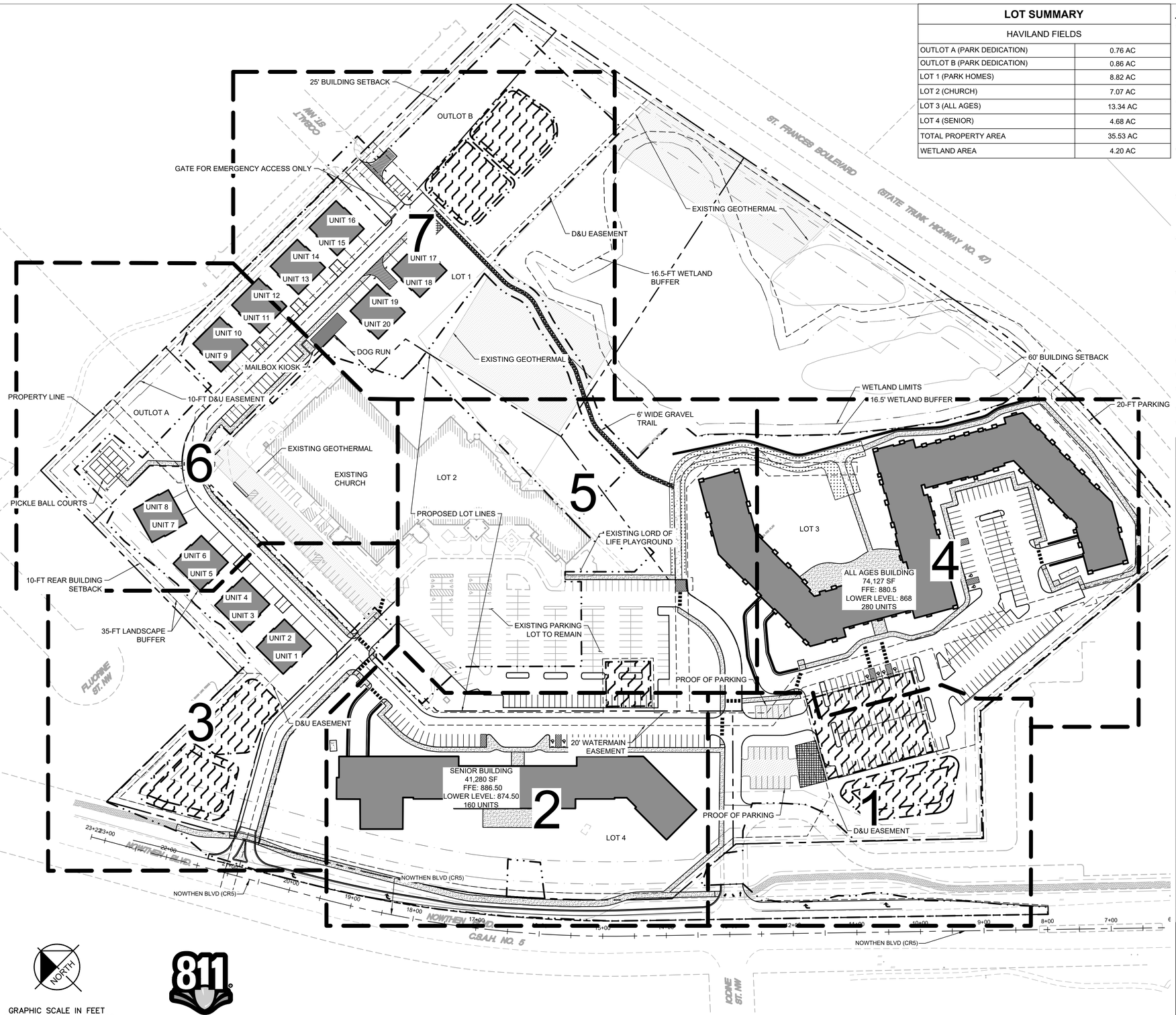
BIRDSEYE VIEW - SW

PERSPECTIVE VIEW – MAIN ENTRY

BIRDSEYE VIEW – REAR COURTYARD

BIRDSEYE VIEW – SOUTH PARK HOMES

PERSPECTIVE VIEW – PARK HOME MAIN ENTRY



LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.76 AC
OUTLOT B (PARK DEDICATION)	0.86 AC
LOT 1 (PARK HOMES)	8.82 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.34 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE
PARKING	
PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY	
HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)
ZONING SUMMARY	
EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

GRAPHIC SCALE IN FEET
0 40 80 160

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55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN

SHEET NUMBER

C400

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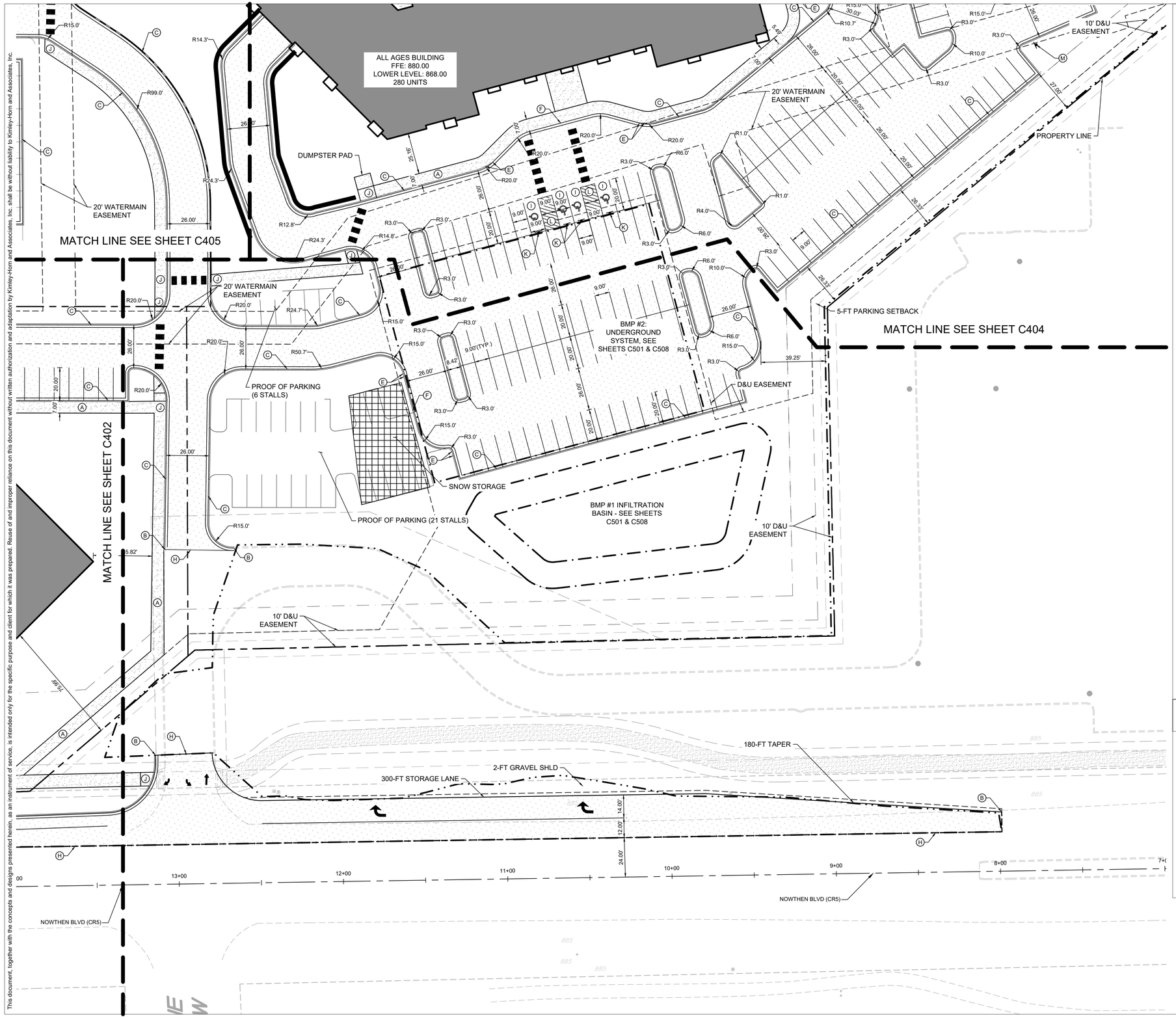

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

- (A) SIDEWALK, SEE INSET A
- (B) MATCH EXISTING CURB & GUTTER
- (C) B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
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- (I) ACCESSIBLE PARKING
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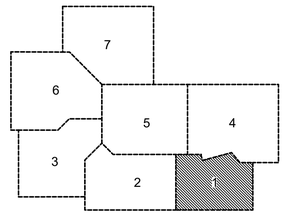
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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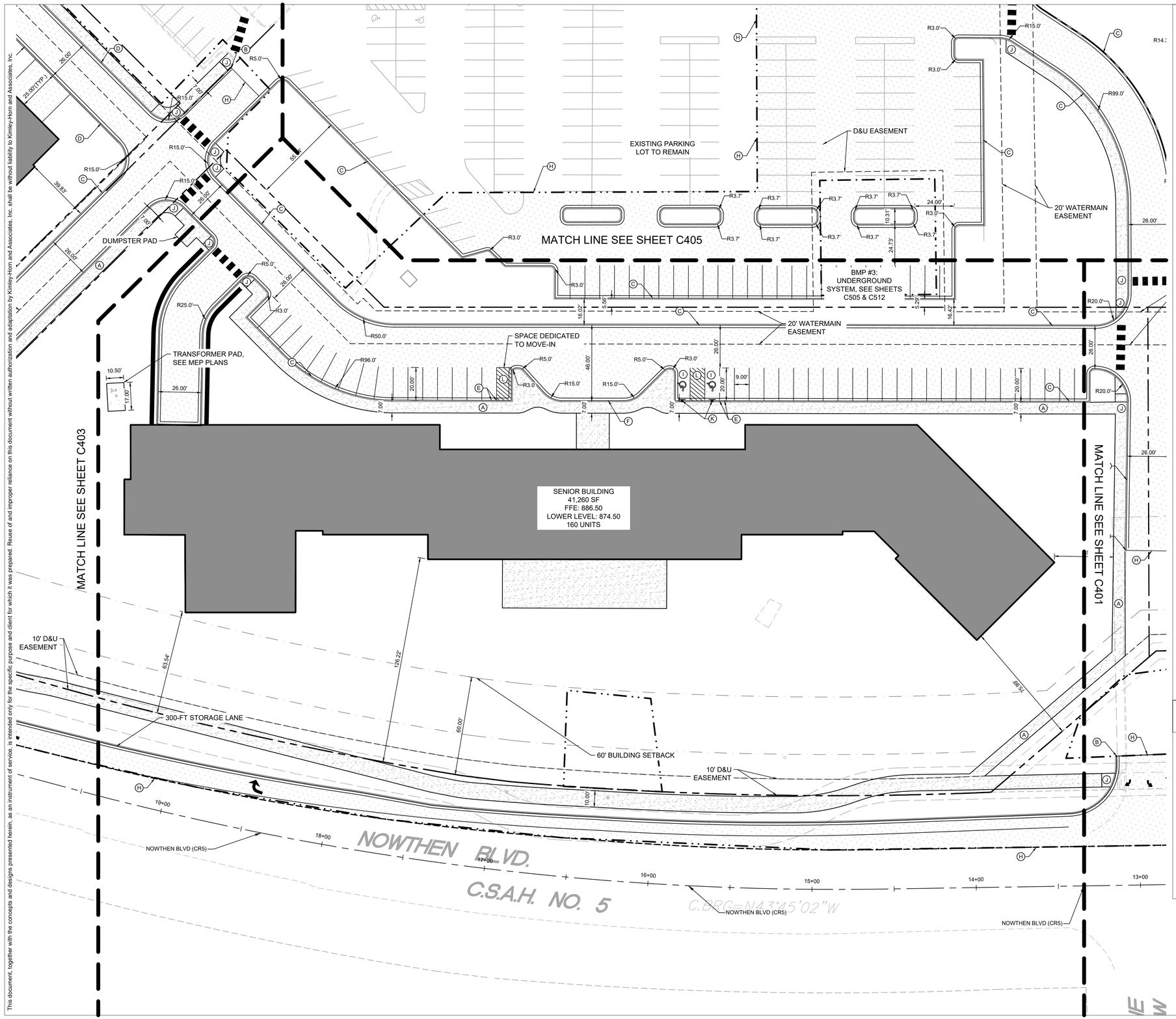

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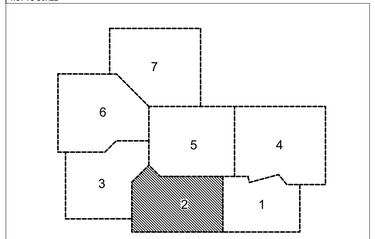

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SHEET NUMBER

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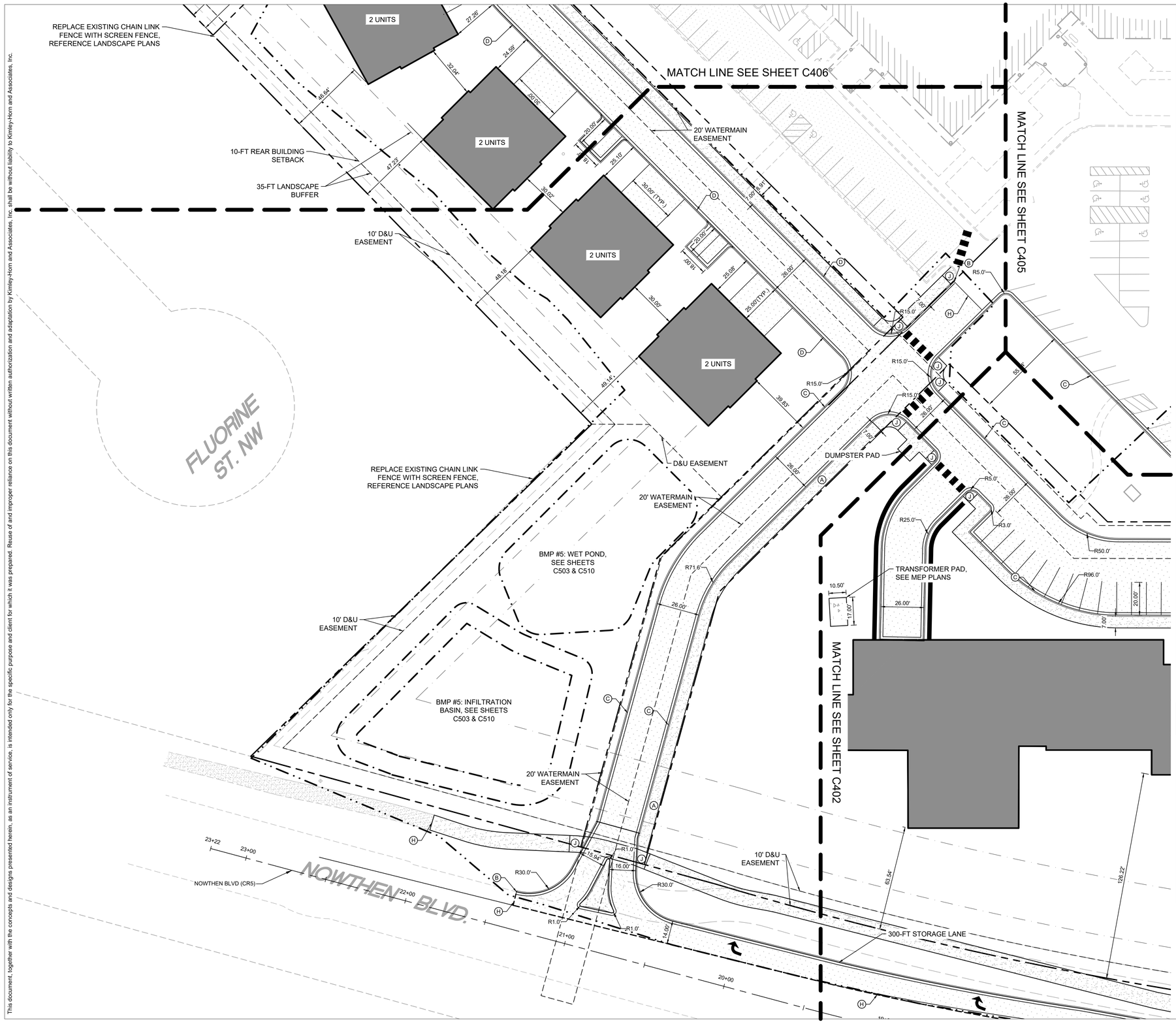

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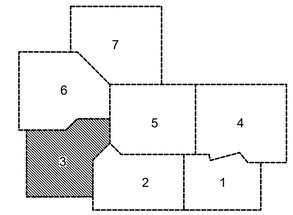

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SITE PLAN ENLARGEMENTS

SHEET NUMBER

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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
10' D&U EASEMENT
PROPERTY LINE
5-FT PARKING SETBACK
20' WATERMAIN EASEMENT
DUMPSTER PAD
20' WATERMAIN EASEMENT
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
PROOF OF PARKING (6 STALLS)
D&U EASEMENT
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401

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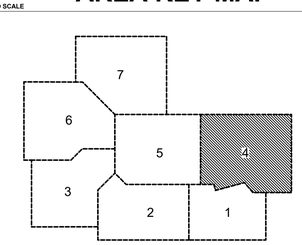

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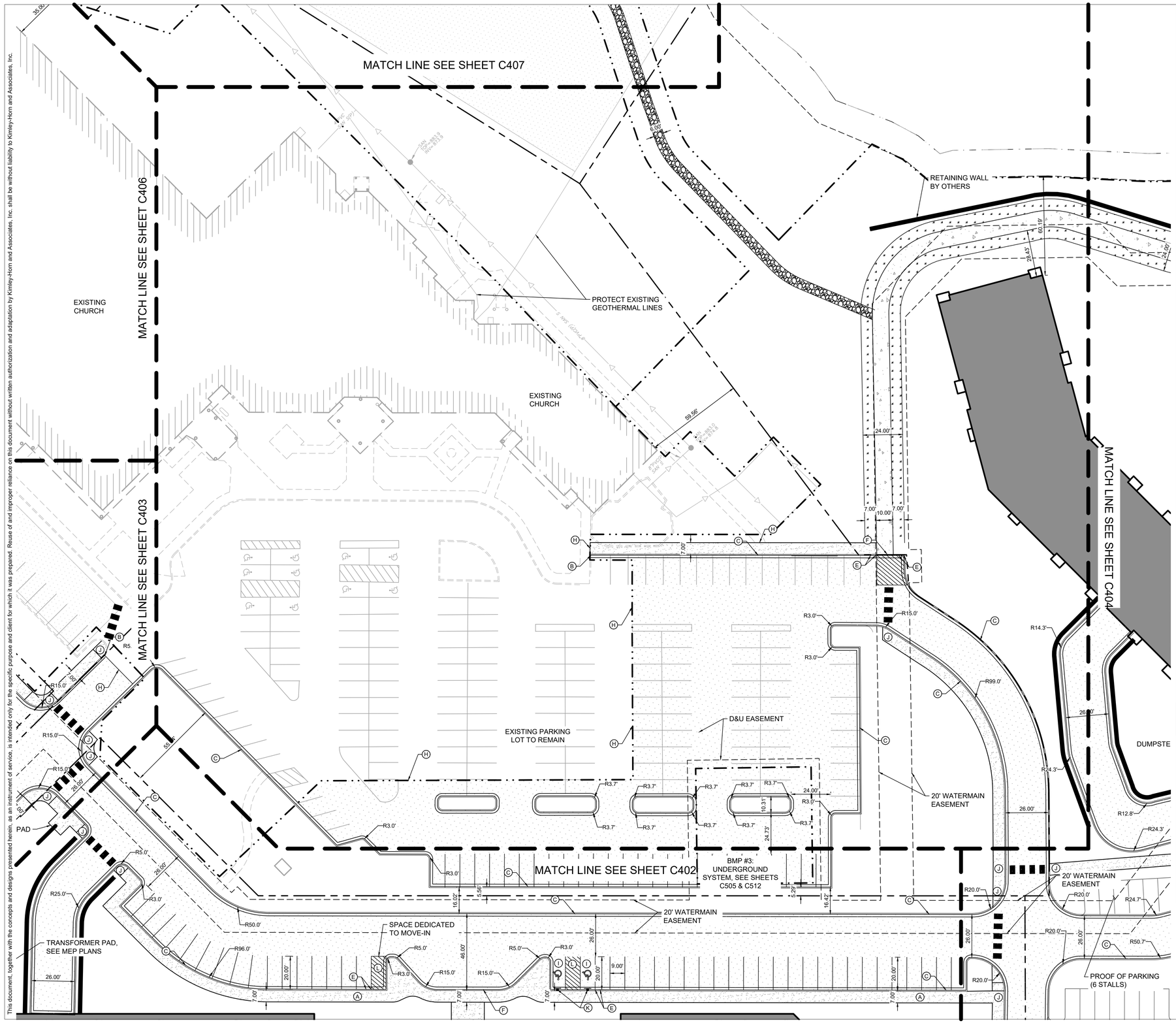

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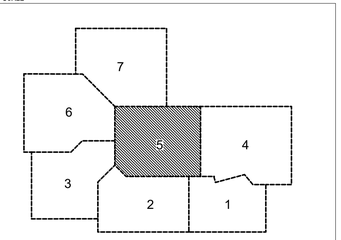
AREA KEY MAP

NOT TO SCALE



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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C405

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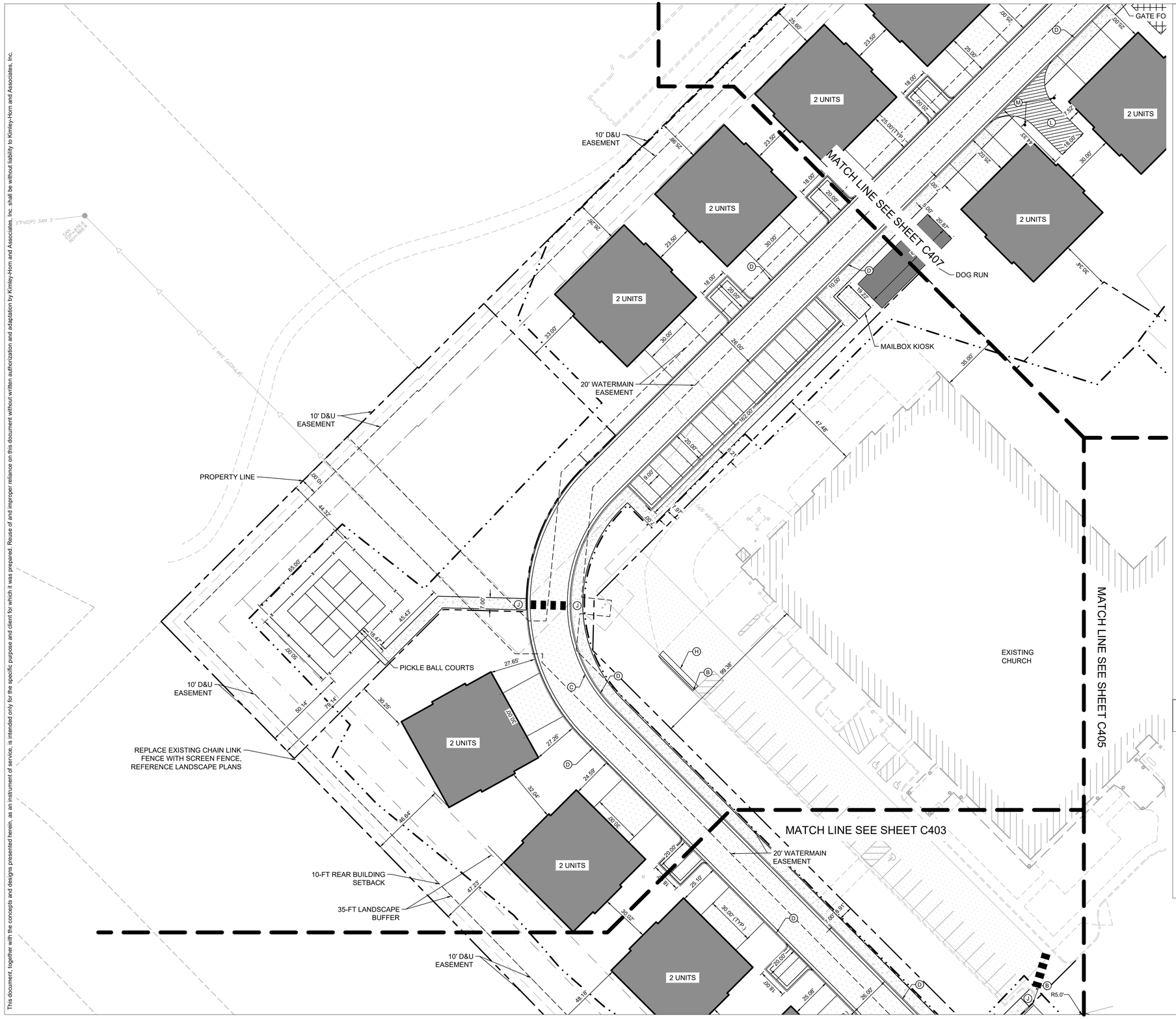

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- SETBACK LINE
- LIMITS OF DISTRUBANCE
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- RETAINING WALL
- PROPOSED CURB AND GUTTER
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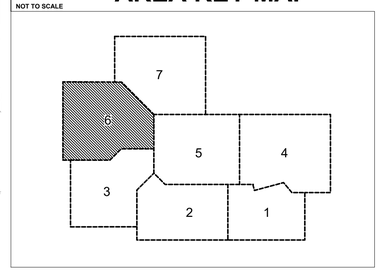

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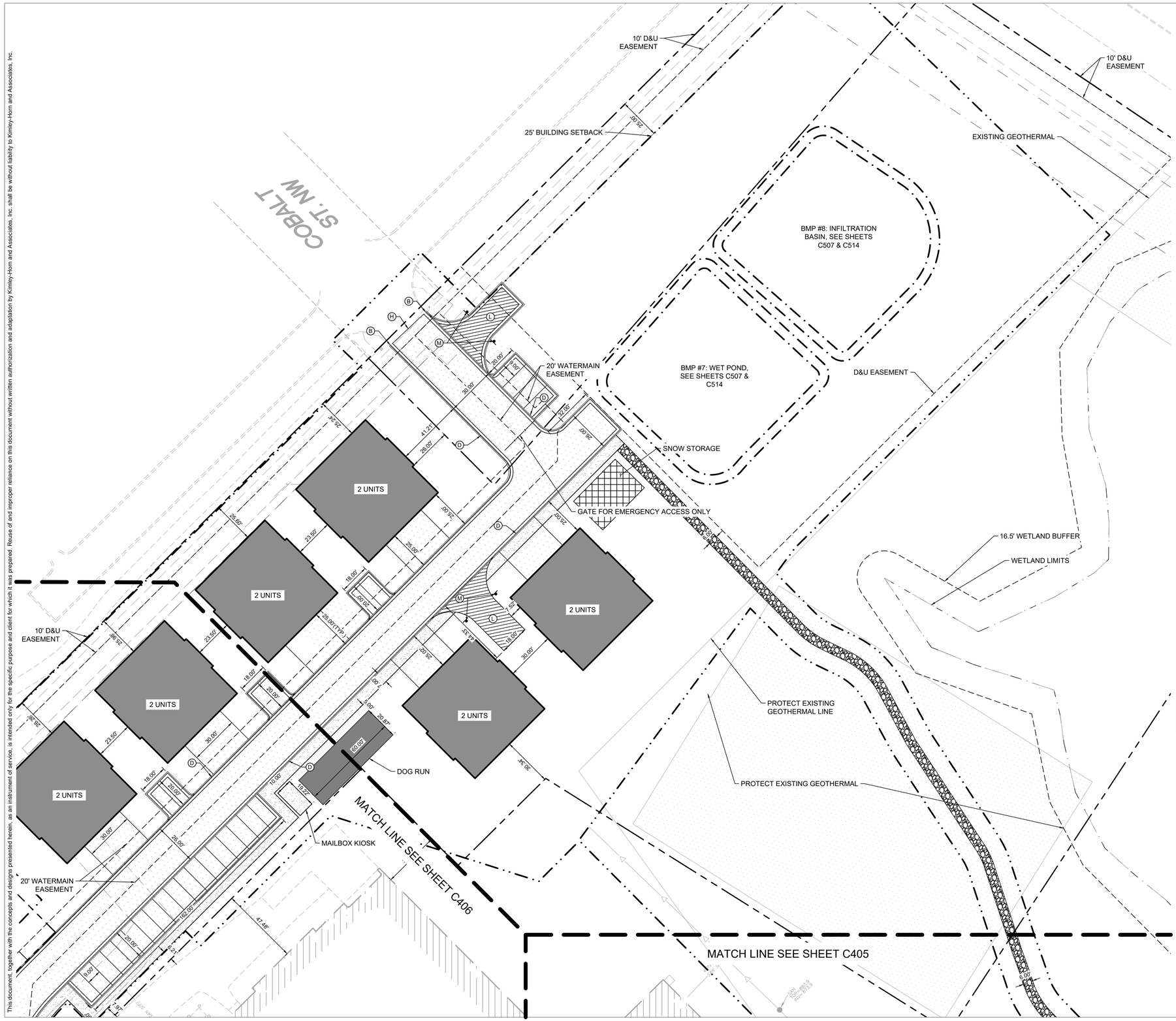

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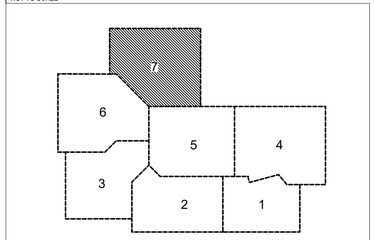

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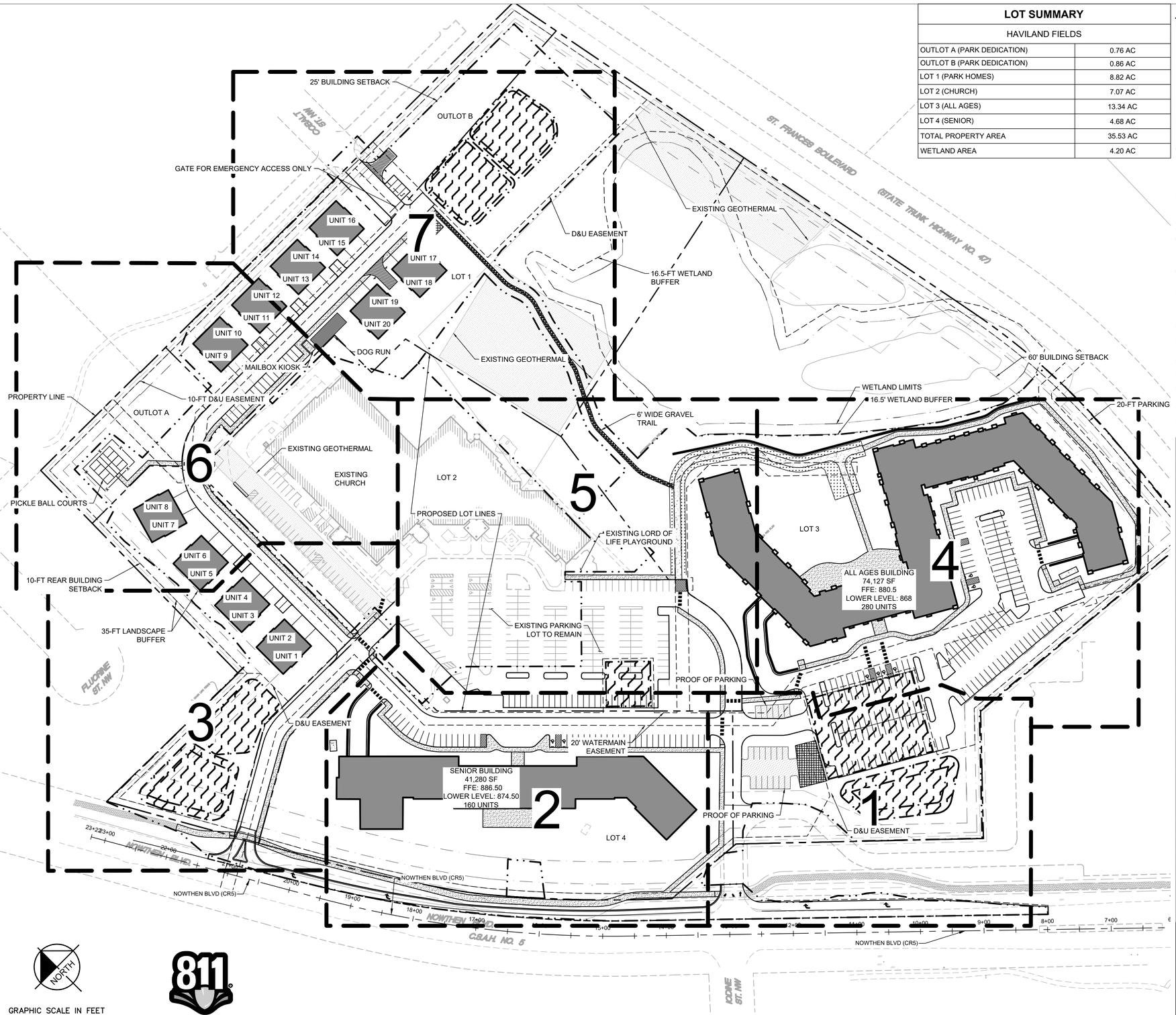

LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.76 AC
OUTLOT B (PARK DEDICATION)	0.86 AC
LOT 1 (PARK HOMES)	8.82 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.34 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE
PARKING	
PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY	
HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)
ZONING SUMMARY	
EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

GRAPHIC SCALE IN FEET
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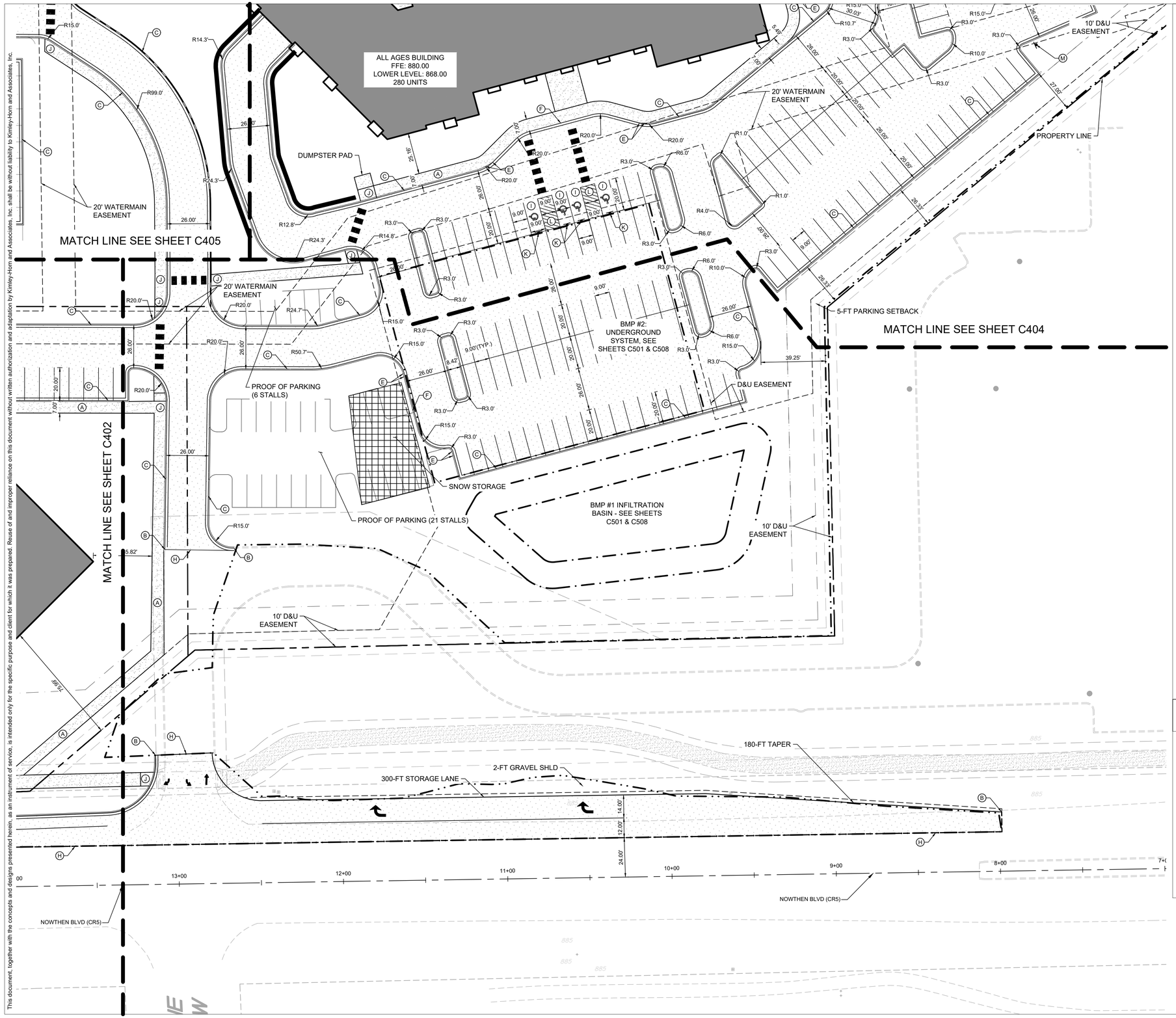

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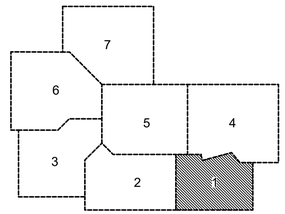

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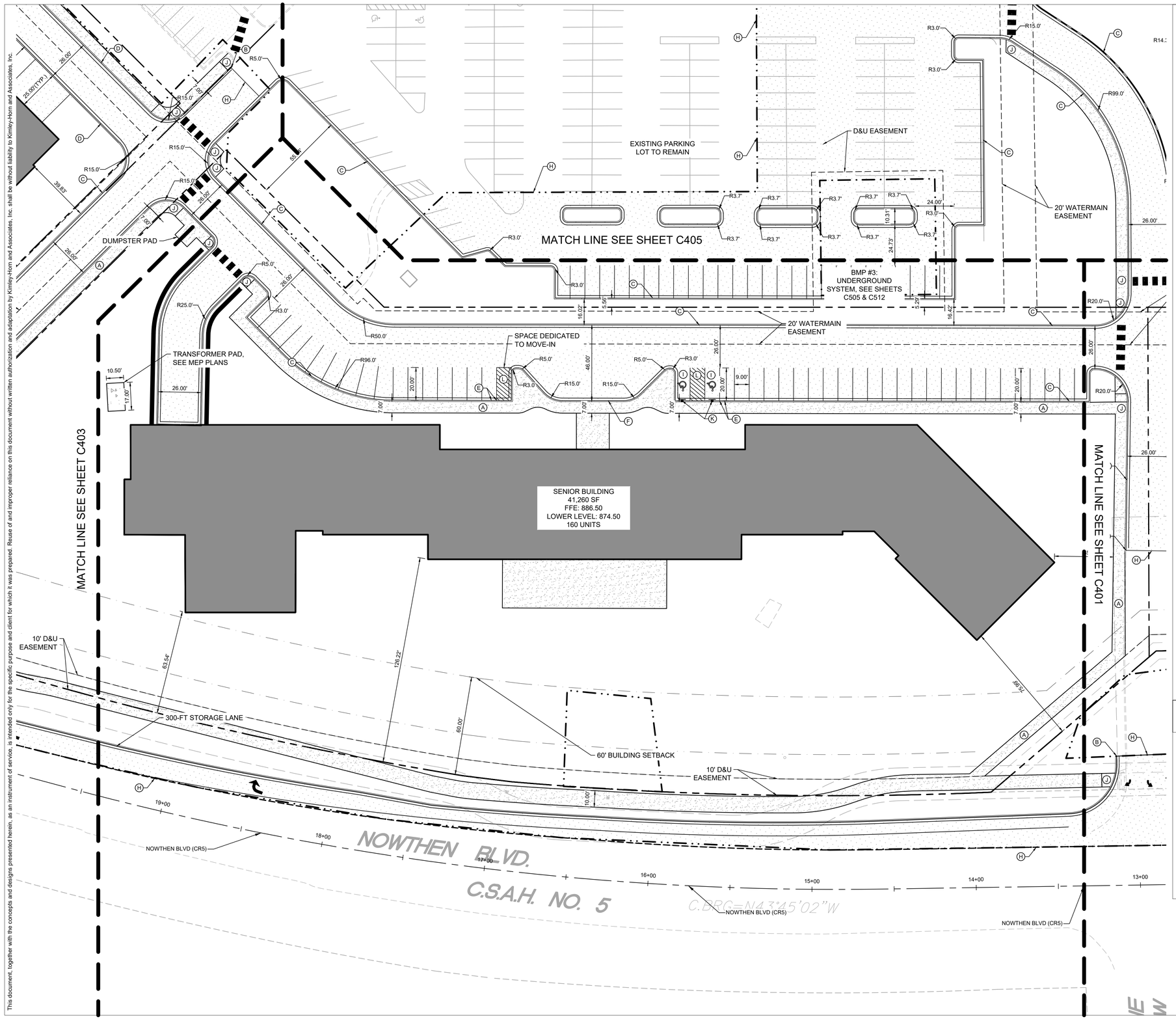

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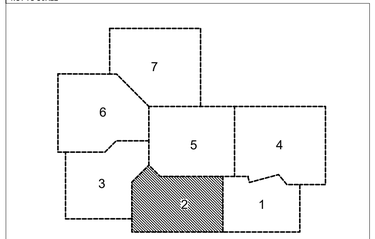

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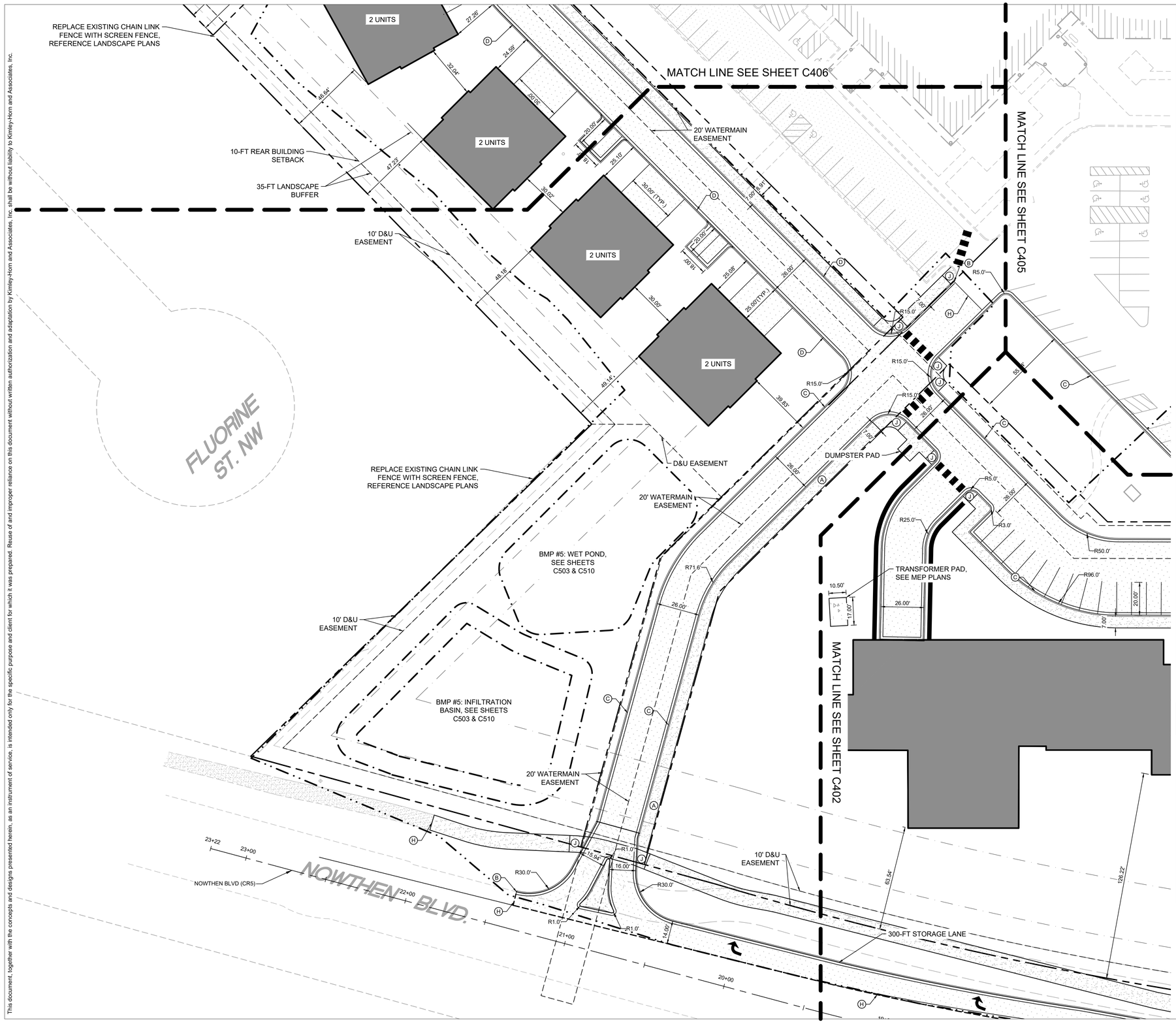

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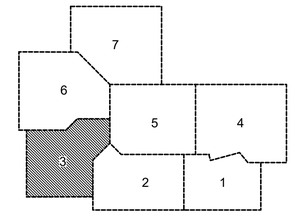

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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
10' D&U EASEMENT
PROPERTY LINE
5-FT PARKING SETBACK
20' WATERMAIN EASEMENT
DUMPSTER PAD
20' WATERMAIN EASEMENT
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
PROOF OF PARKING (6 STALLS)
D&U EASEMENT
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401

LEGEND

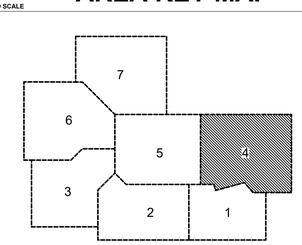
- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

A	SIDEWALK, SEE INSET A
B	MATCH EXISTING CURB & GUTTER
C	B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
D	SURMOUNTABLE CURB & GUTTER
E	TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
F	FLAT CURB
G	LANDSCAPE AREA, SEE LANDSCAPE PLANS
H	MATCH EXISTING EDGE OF PAVEMENT
I	ACCESSIBLE PARKING
J	ACCESSIBLE PEDESTRIAN CURB RAMP
K	ACCESSIBLE PARKING SIGN
L	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
M	NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C404

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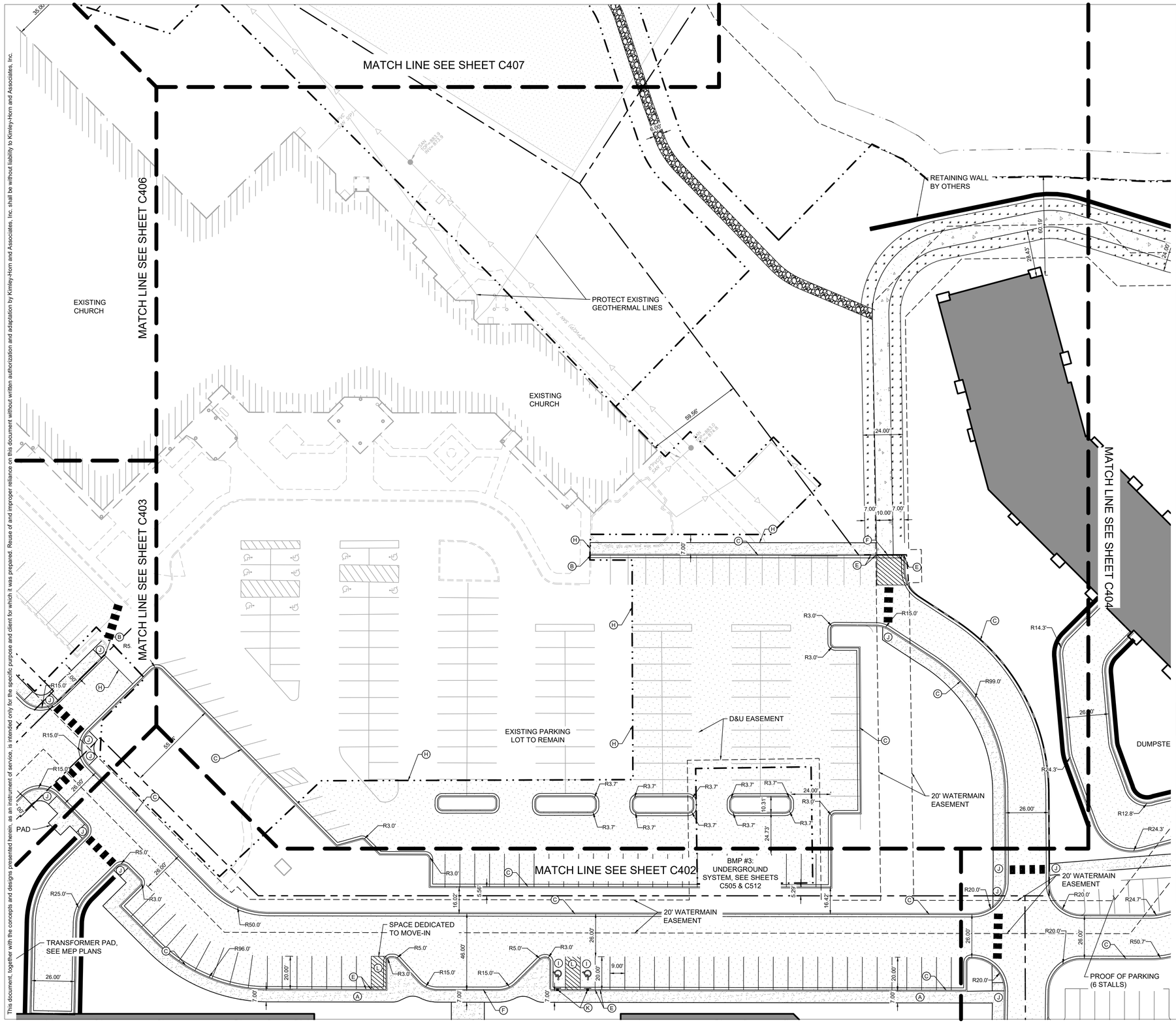

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- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

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- (B) MATCH EXISTING CURB & GUTTER
- (C) B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
- (D) SURMOUNTABLE CURB & GUTTER
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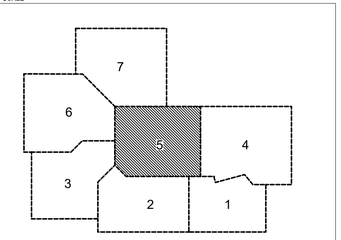
- (F) FLAT CURB
- (G) LANDSCAPE AREA, SEE LANDSCAPE PLANS
- (H) MATCH EXISTING EDGE OF PAVEMENT
- (I) ACCESSIBLE PARKING
- (J) ACCESSIBLE PEDESTRIAN CURB RAMP
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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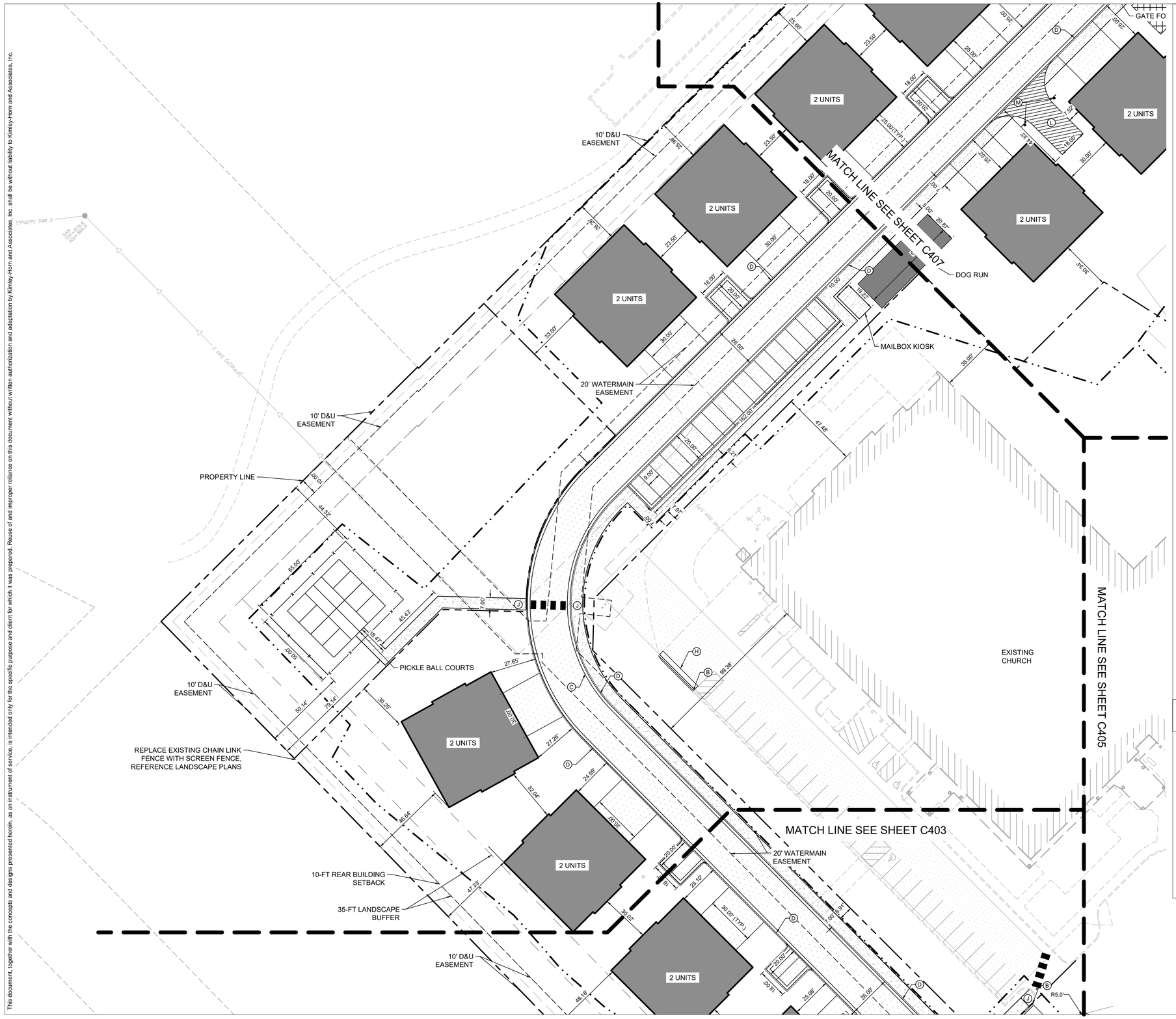

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AREA KEY MAP

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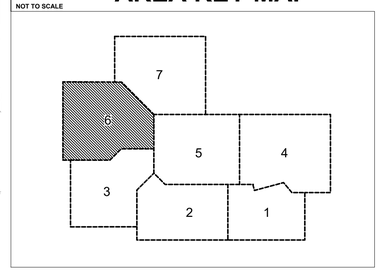

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SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C406

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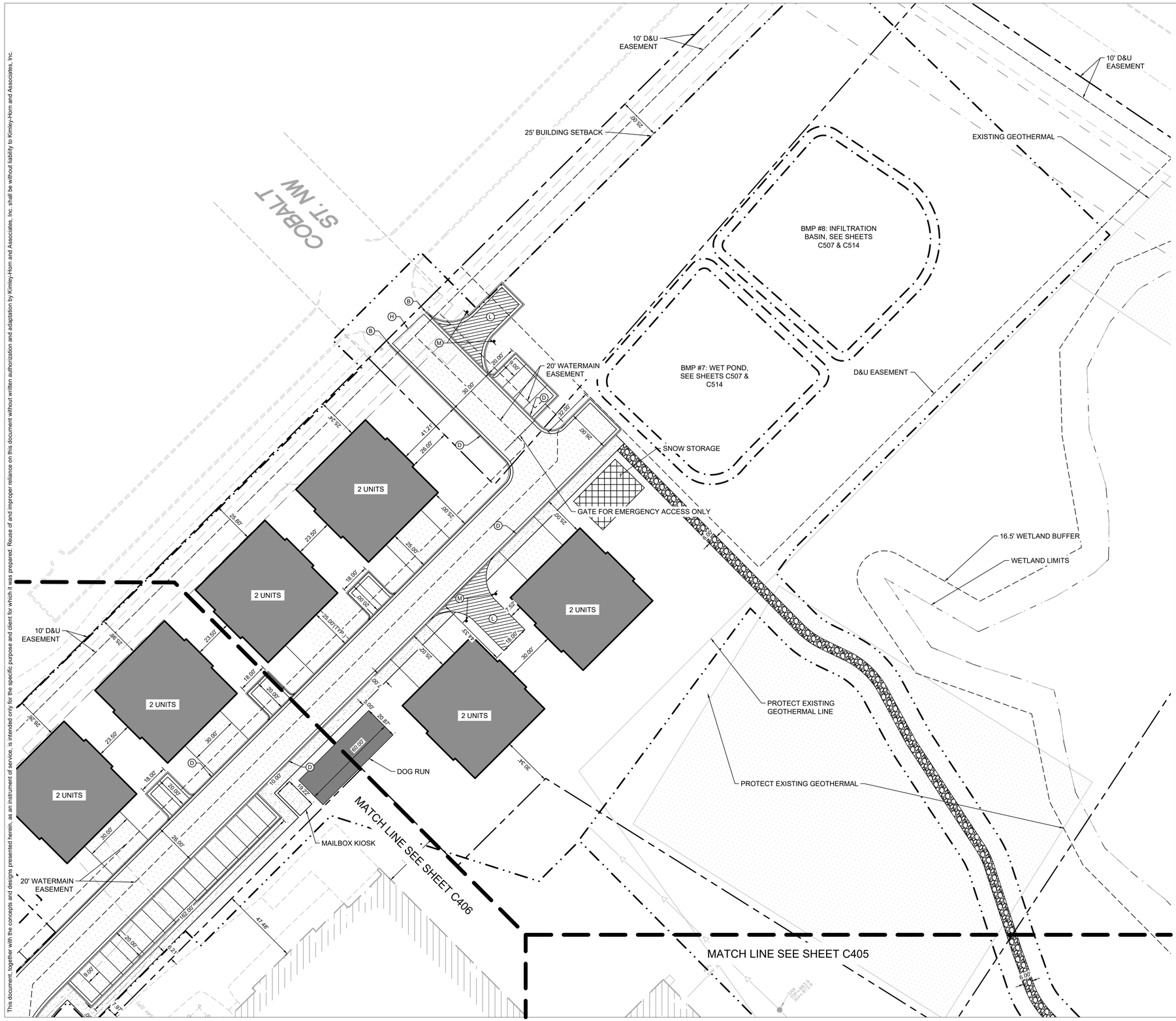

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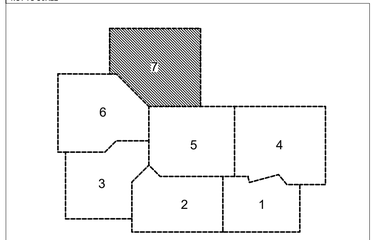
AREA KEY MAP

NOT TO SCALE



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SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

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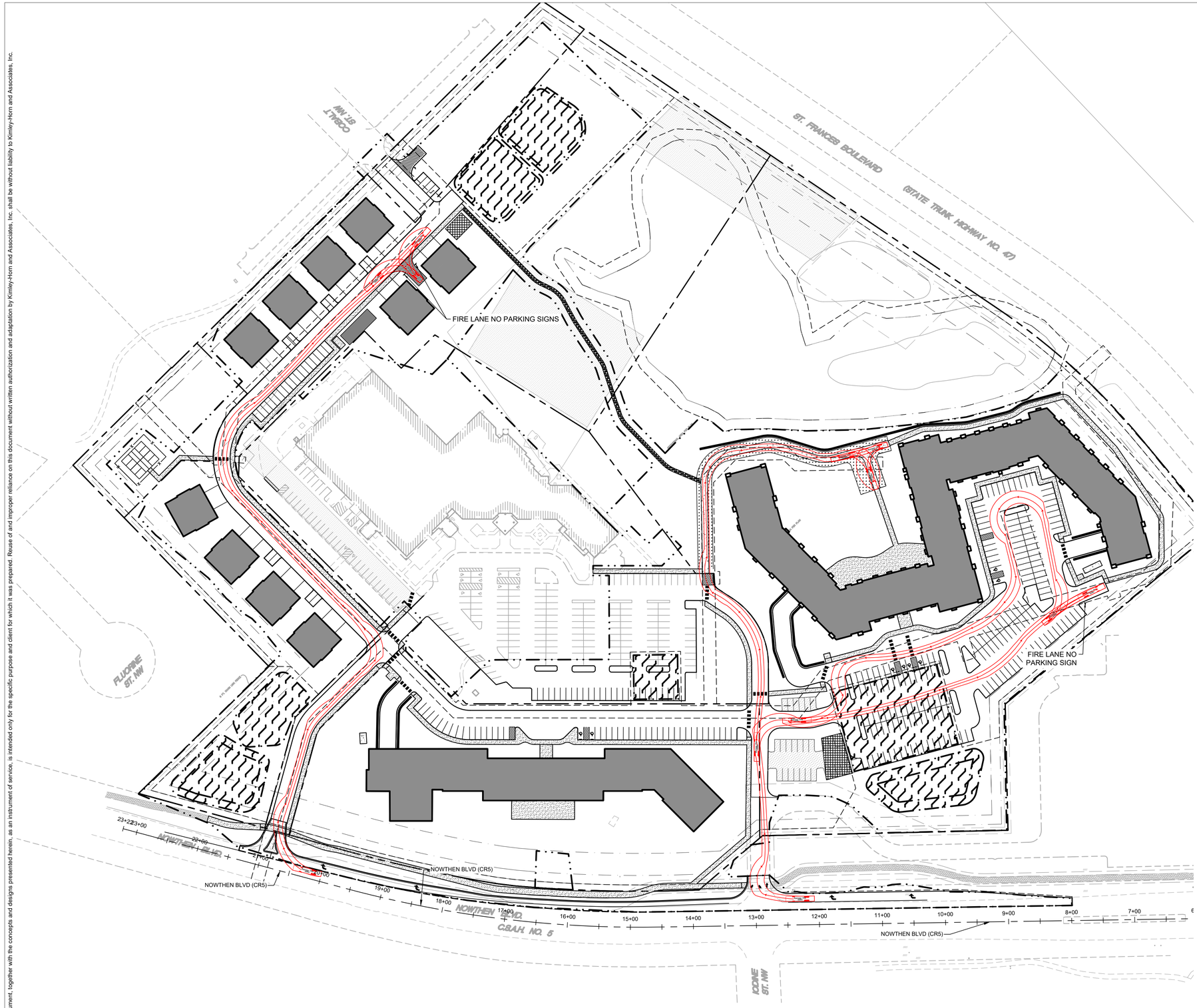

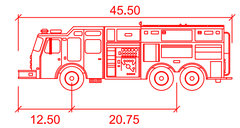

Ramsey Fire

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

GRAPHIC SCALE IN FEET
0 40 80 160

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VEHICLE MOVEMENTS

SHEET NUMBER

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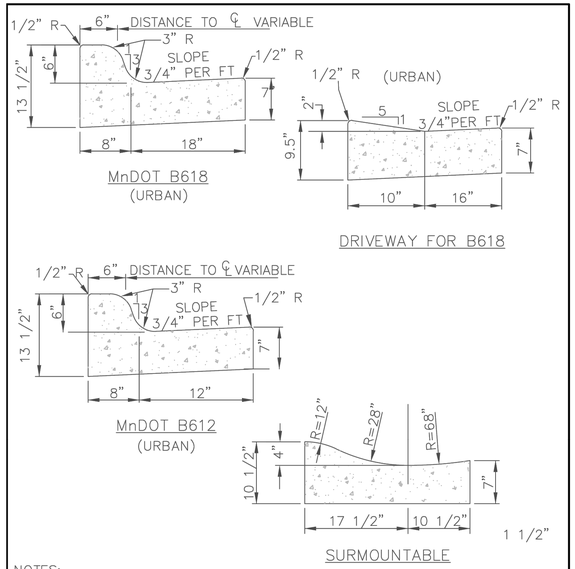
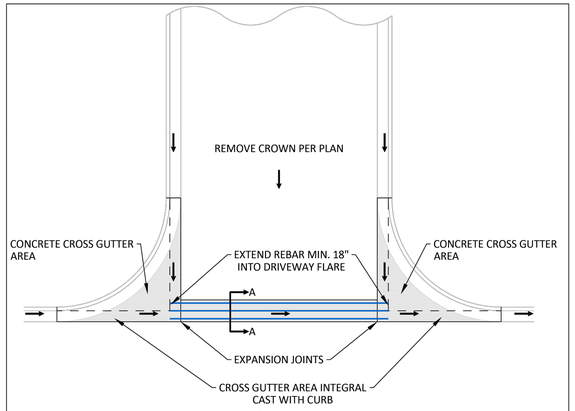


NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

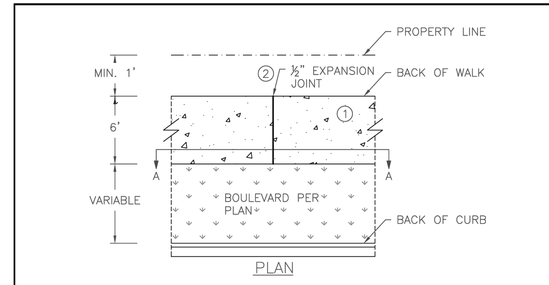


NOTE: NOT TO SCALE

NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2



NOTE:

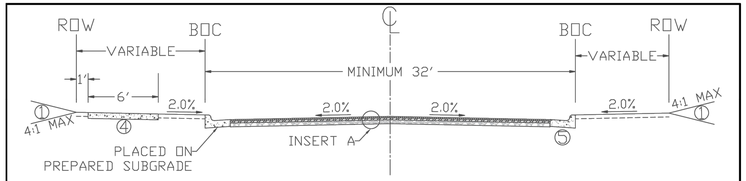
① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3



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

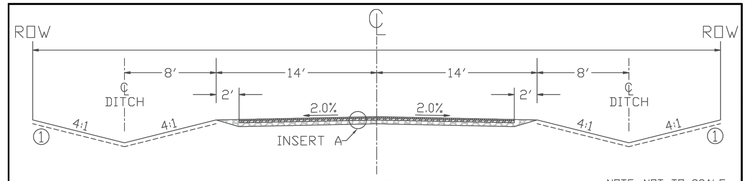
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

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.

NOTE: NOT TO SCALE

APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET



NOTE: NOT TO SCALE

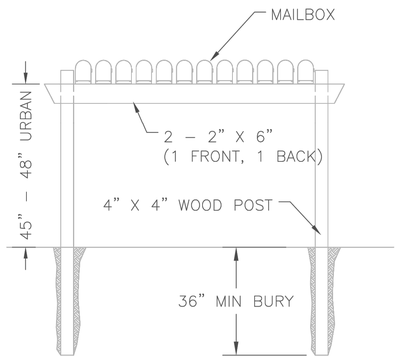
REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS.
SEE CITY PLATE No. ERO-6
MAXIMUM DITCH DEPTH FOR 8FT OFFSET IS 2.4FT BELOW CENTER LINE ELEVATION.
INCREASE OFFSET FOR DEEPER DITCHES. PROVIDE DRAINAGE AND UTILITY EASEMENT OVER DITCH OUTSIDE OF ROW.

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.

APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-6	STANDARD DETAILS: 28' - RURAL STREET



NOTES:
MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED: 9 - 2011	City of RAMSEY	STANDARD DETAILS: NESTED MAILBOX CLUSTER
		CITY PLATE No. STR-10

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

SITE DETAILS

SHEET NUMBER

C409

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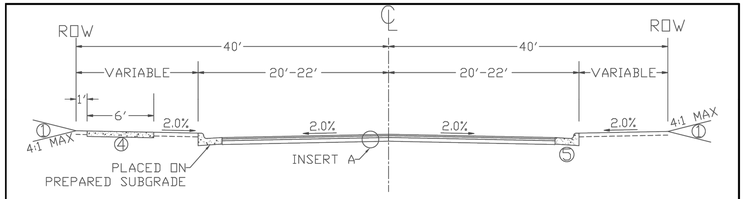

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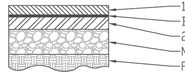


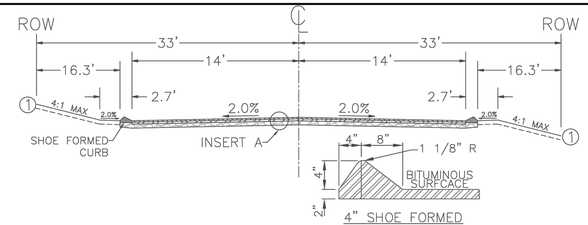
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

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.

NOTE: NOT TO SCALE

APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-7	STANDARD DETAILS: MSA STREET



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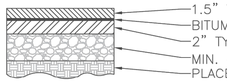


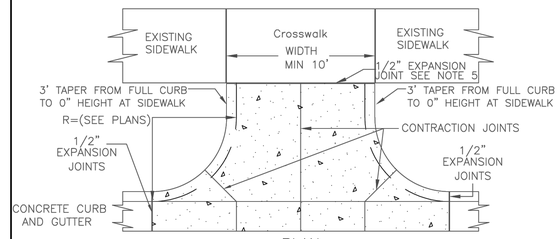
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

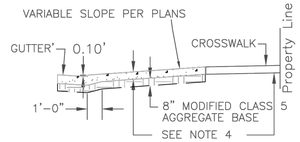
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

NOTE: NOT TO SCALE

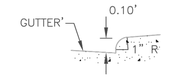
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-11	STANDARD DETAILS: RESIDENTIAL STREET - BITUMINOUS CURB



PLAN



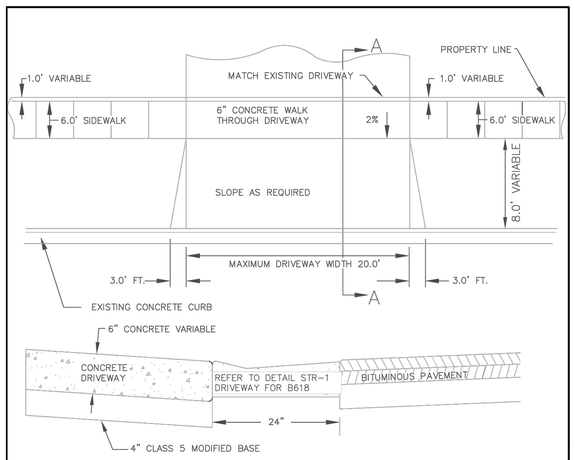
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

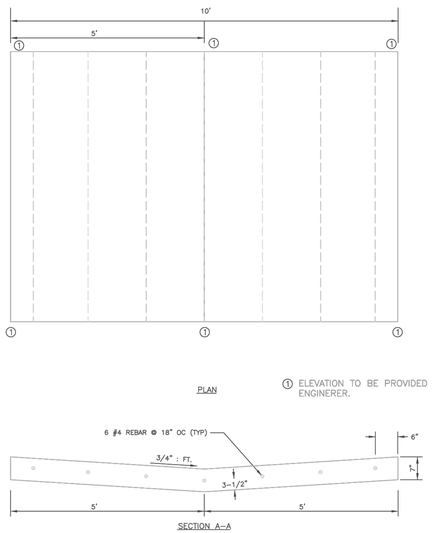
APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT CITY PLATE No. STR-14



SECTION A-A
CONCRETE DRIVEWAY ENTRANCE

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

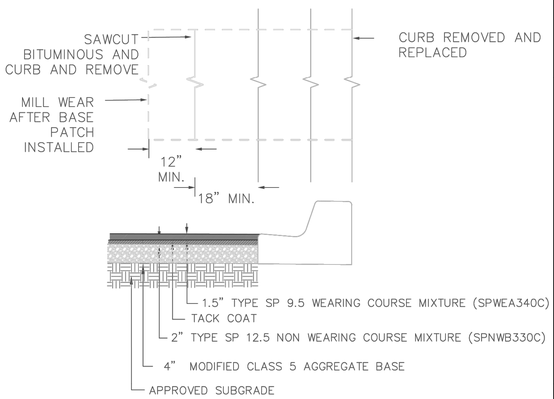
APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY CITY PLATE No. STR-19



CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011	City of RAMSEY	STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS CITY PLATE No. STR-20



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS CITY PLATE No. STR-25

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COMMISSION NUMBER	

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SITE DETAILS

SHEET NUMBER

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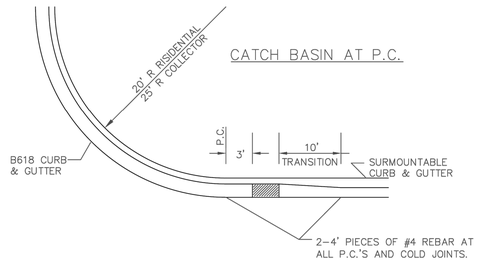
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

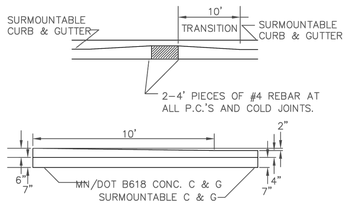
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

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



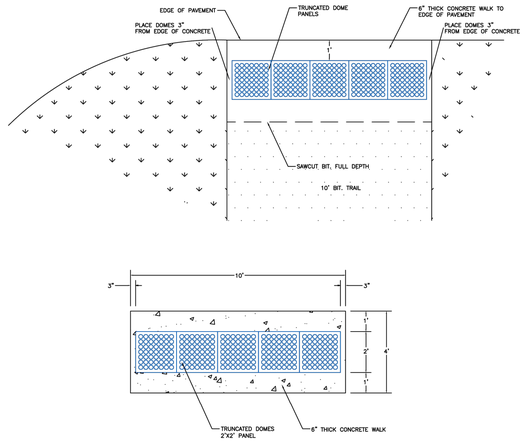
CATCH BASIN AT P.C.



INLINE CATCH BASIN

10' TRANSITION

APPROVED: 4 – 2016 | City of RAMSEY | STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB | CITY PLATE No. STR-27

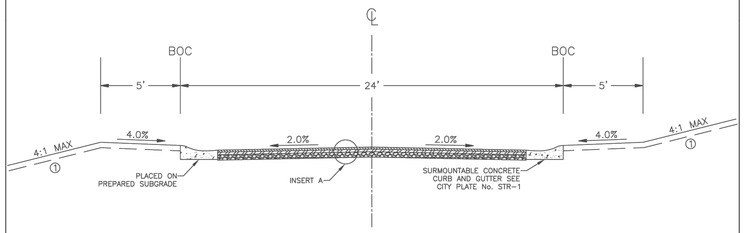


NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 – 2015 | City of RAMSEY | STANDARD DETAILS: TRUNCATED DOME PLACEMENT – BITUMINOUS TRAIL NO CURB | CITY PLATE No. STR-28

PRIVATE STREET SECTION



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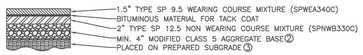
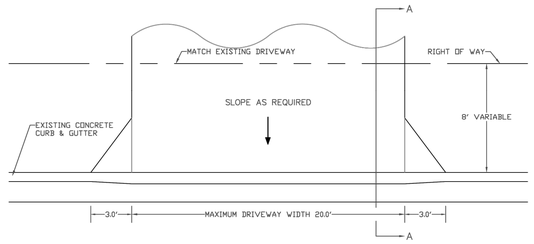


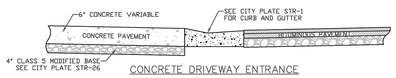
REFERENCE NOTES:
① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

NOTE: NOT TO SCALE

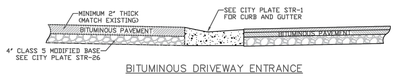
APPROVED: 3 – 2022 | City of RAMSEY | CITY PLATE No. STR-29 | STANDARD DETAILS: PRIVATE STREET SECTION



SECTION A–A



CONCRETE DRIVEWAY ENTRANCE

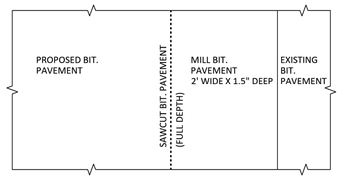


BITUMINOUS DRIVEWAY ENTRANCE

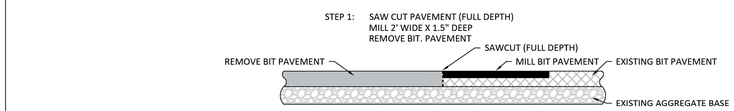
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

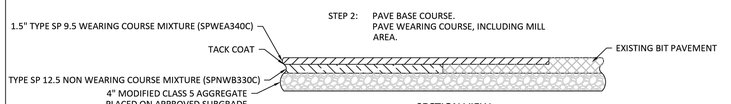
APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: RESIDENTIAL DRIVEWAY – NO SIDEWALK | CITY PLATE No. STR-30

NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



PLAN VIEW





SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 – 2017 | City of RAMSEY | CITY PLATE No. STR-31 | STANDARD DETAILS: STREET TIE-IN

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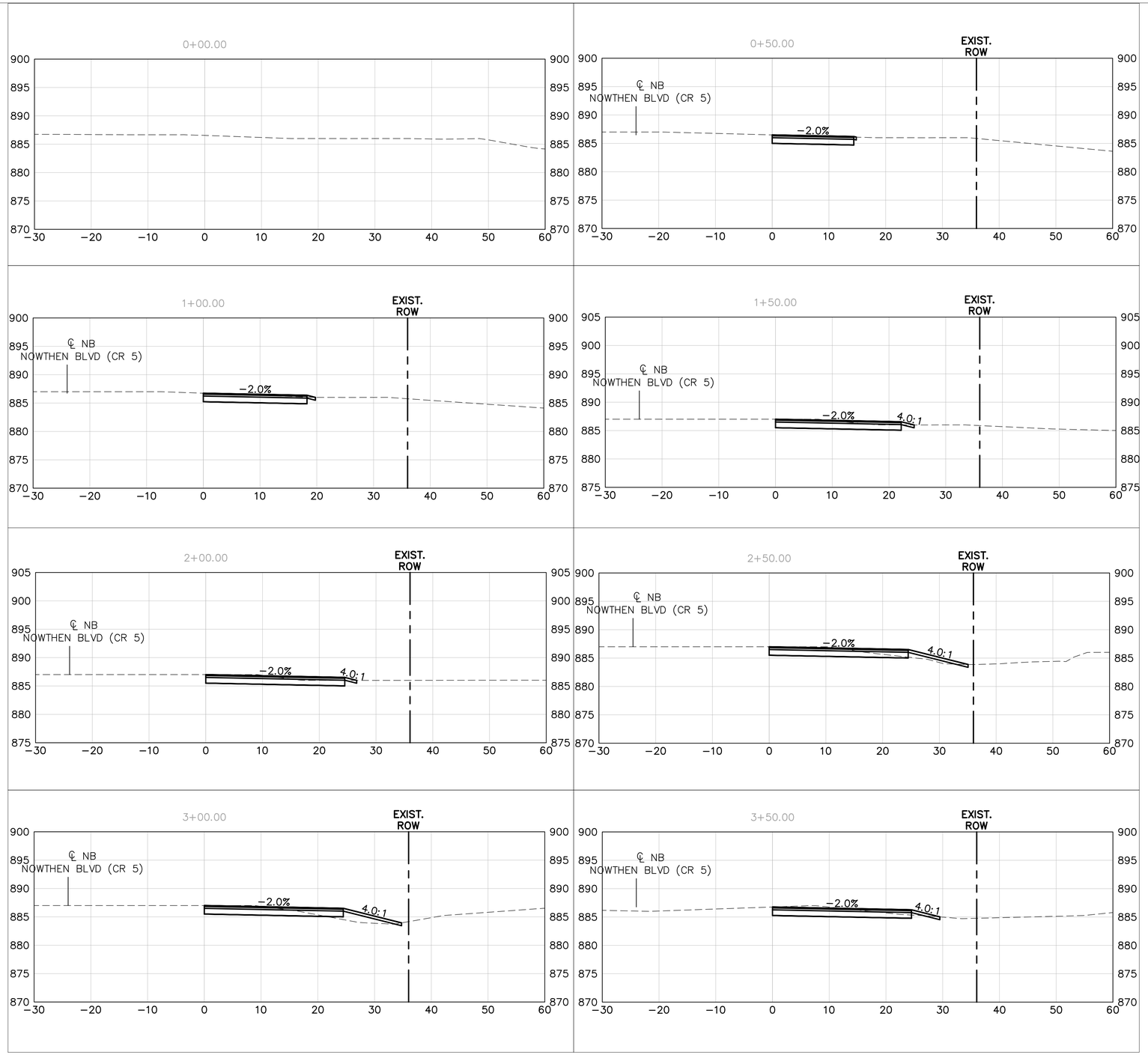

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SHEET NUMBER

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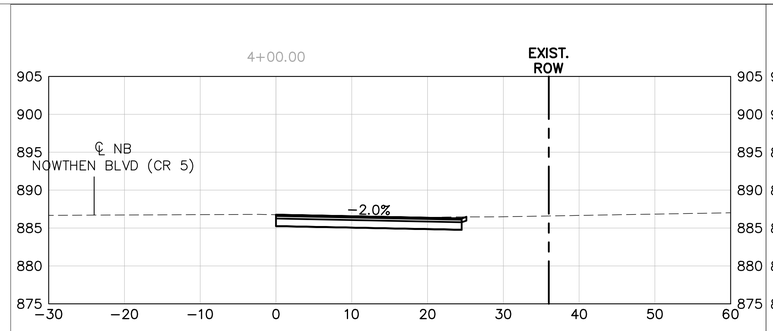

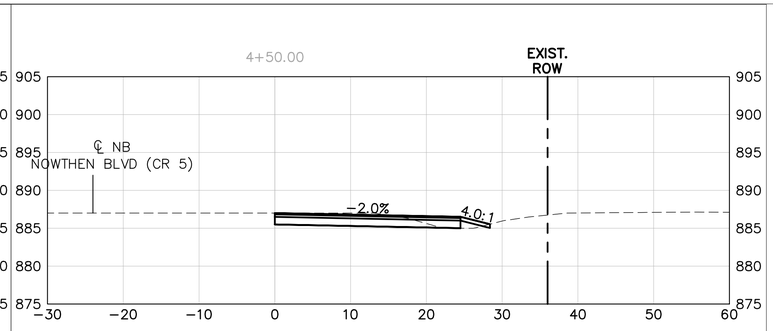

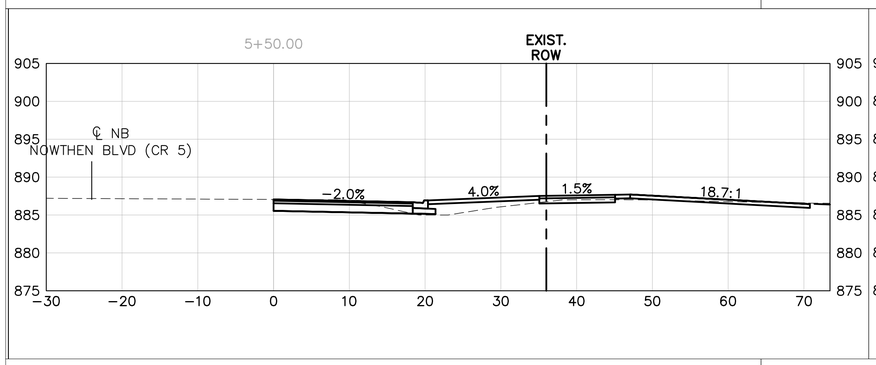

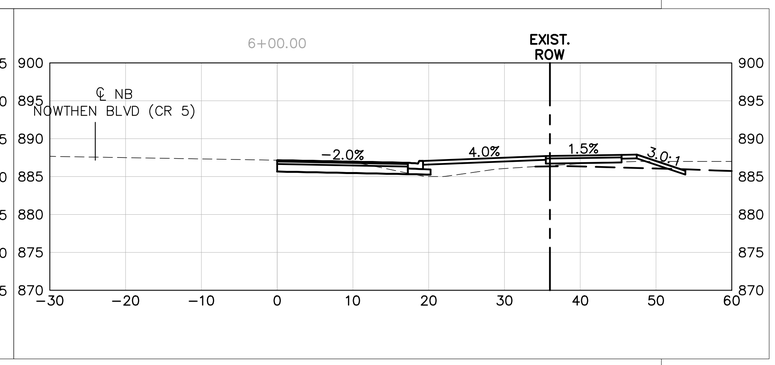

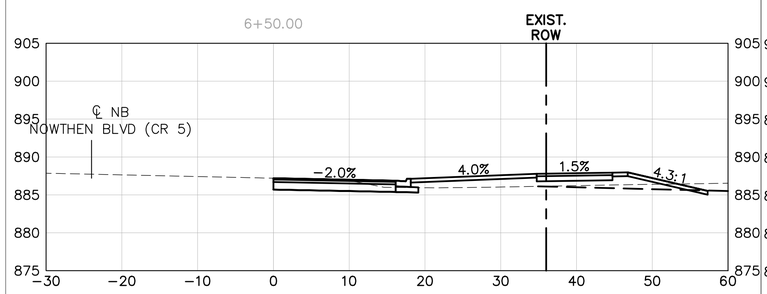

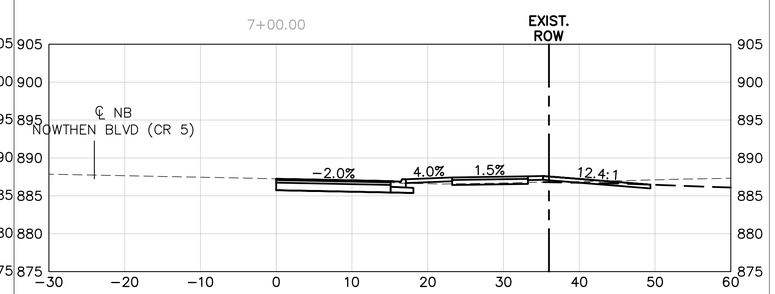

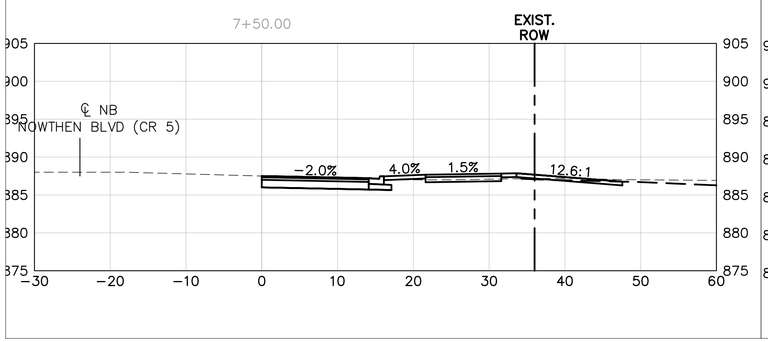

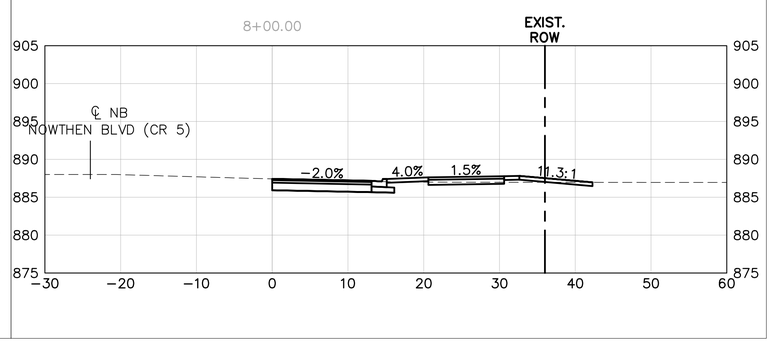

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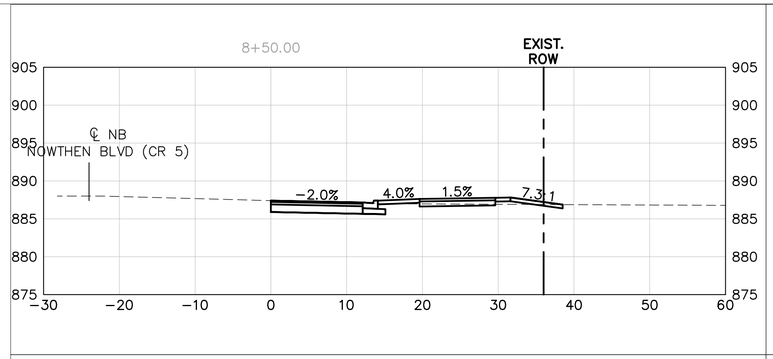

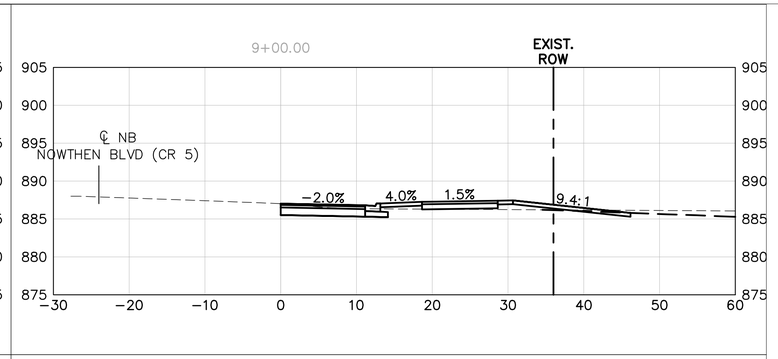

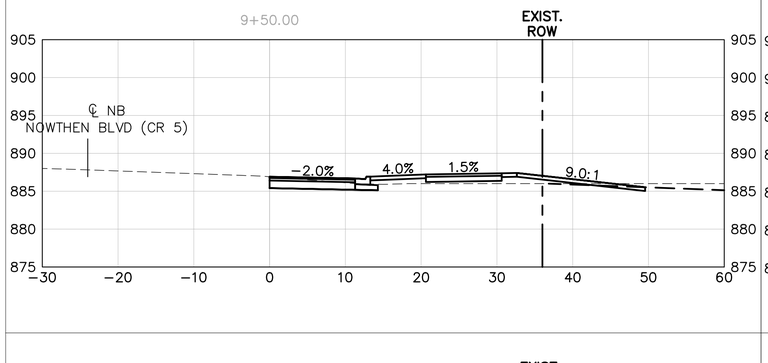

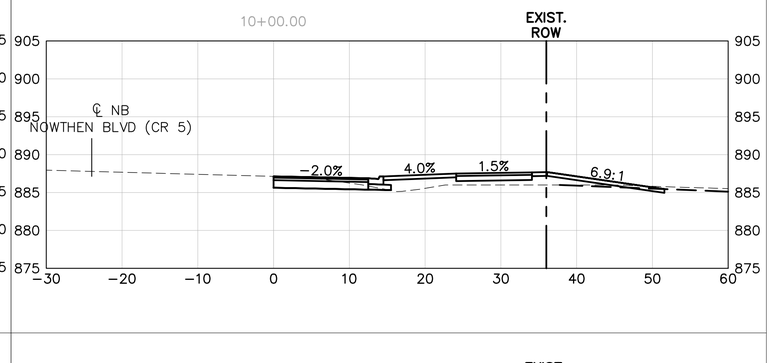

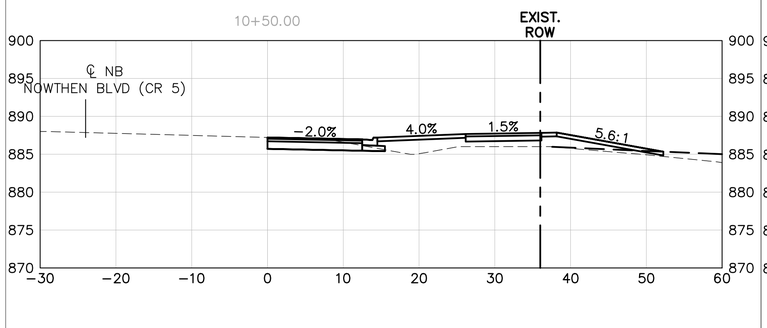

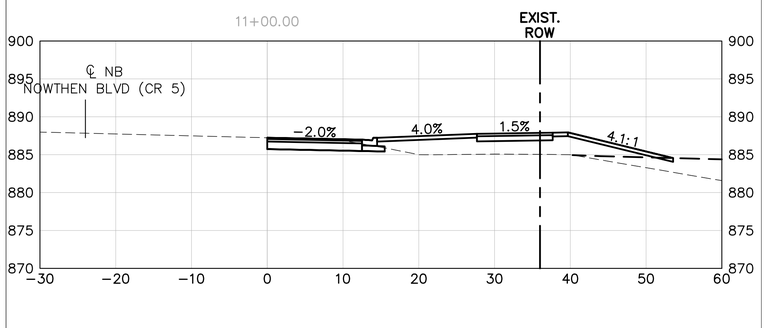

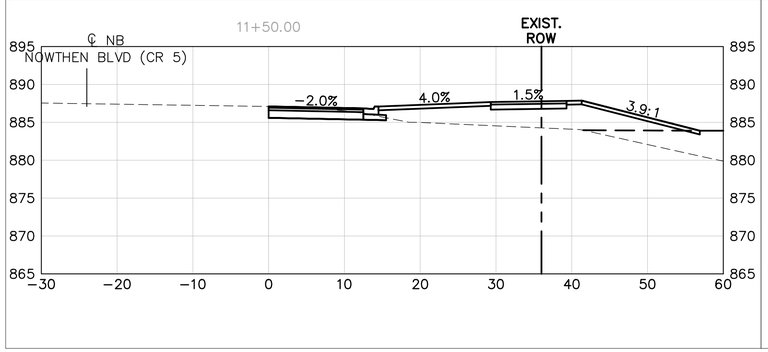

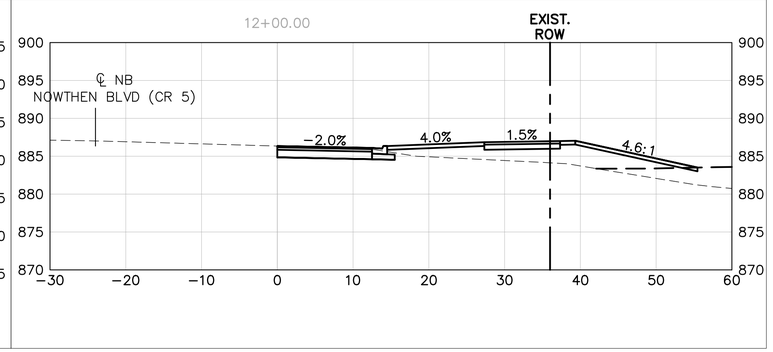

GRAPHIC SCALE IN FEET
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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

ROADWAY SECTIONS

SHEET NUMBER

C414

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SITE DEVELOPMENT PLANS
FOR

HAVILAND FIELDS

SECTION 25, TOWNSHIP 32 , RANGE 25
RAMSEY, ANOKA COUNTY, MN

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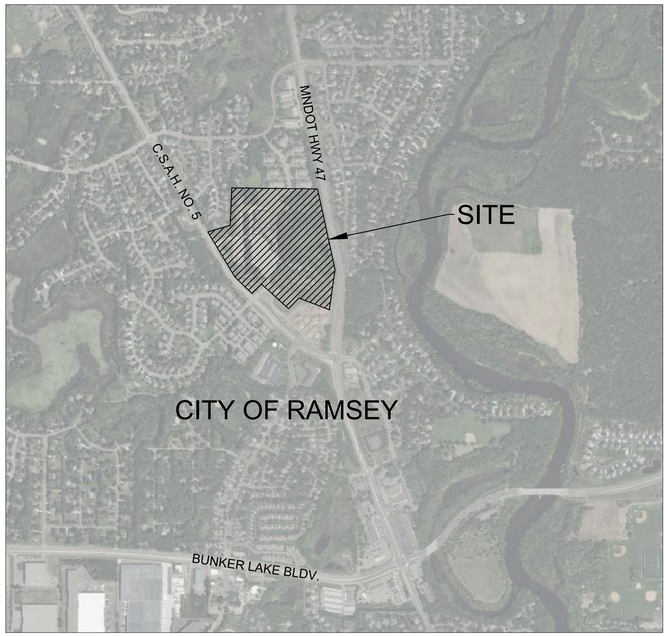

VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

BENCHMARKS

SITE BENCHMARKS:
(NAVD 88)
SBM #1 TOP OF NUT OF FIRE HYDRANT ± 88 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE CHURCH
ELEVATION=886.61

SBM #2 TOP OF LIGHT POLE BASE ± 87 FEET SOUTH OF DOOR "B" IN PARKING LOT
ELEVATION=885.61

SBM #3 TOP OF TILE INSIDE DOOR "A" ON THE SOUTHWEST SIDE OF THE CHURCH
ELEVATION=885.80

SBM #4 TOP OF BASE OF MOST SOUTHERLY LIGHT POLE IN PARKING LOT
ELEVATION=884.68

SBM #5 TOP OF 2ND LIGHT POLE BASE SOUTH OF ENTRANCE ROAD ON EAST SIDE
ELEVATION=885.87

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C603	UTILITY PLAN ENLARGEMENTS
C604	UTILITY PLAN ENLARGEMENTS
C605	UTILITY PLAN ENLARGEMENTS
C606	UTILITY PLAN ENLARGEMENTS
C607	UTILITY PLAN ENLARGEMENTS
C608	UTILITY DETAILS
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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg February 09, 2024 - 2:52pm
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK
INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

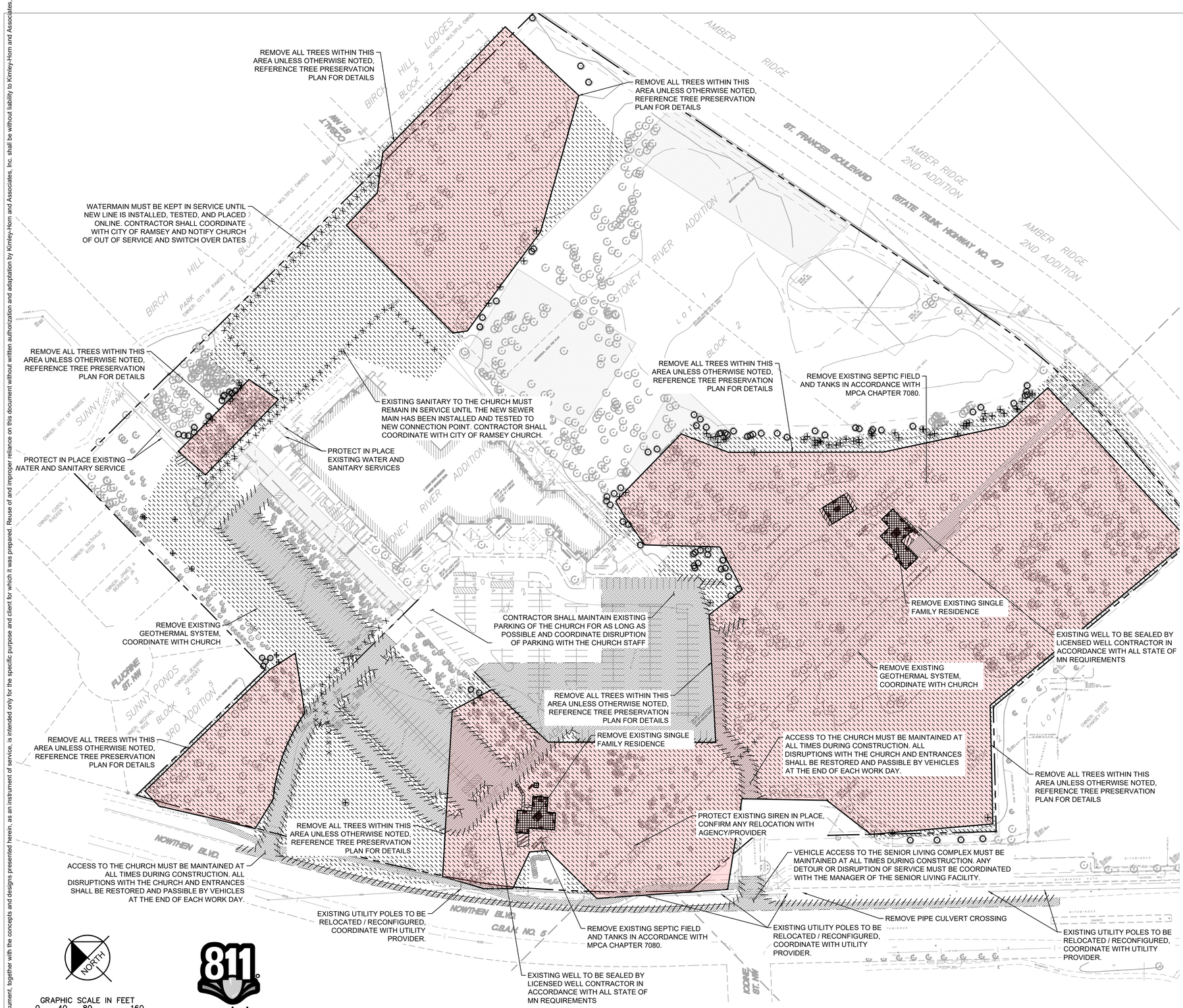
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

WATER, STORM SEWER, & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAIN



LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA-REMOVE ALL TREES WITHIN THIS AREA UNLESS OTHERWISE NOTED, REFERENCE TREE PRESERVATION PLAN FOR DETAILS
- FULL DEPTH SAWCUT
- REMOVE TREE
- TREE PROTECTION FENCE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, ANOKA COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

PRELIMINARY - NOT FOR CONSTRUCTION

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

DEMO PLAN

SHEET NUMBER

C200

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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
- Mc — MARSH
- NrD — NYMORE LOAMY COARSE SAND, 12 TO 25 PERCENT SLOPES
- NrA — NYMORE LOAMY SAND, 0 TO 12 PERCENT SLOPES
- NrC — NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	35.53 AC / 1,547,702 SF
EXISTING IMPERVIOUS AREA	7.07 AC / 307,970 SF / 19.9%
EXISTING PERVIOUS AREA	28.43 AC / 1,239,732 SF / 17.9%
PROPOSED IMPERVIOUS AREA	13.35 AC / 581,526 SF / 37.6%
PROPOSED PERVIOUS AREA	22.15 AC / 964,854 SF / 62.3%

PHASE I BMP QUANTITIES	
SILT FENCE	±7,640 LF
INLET PROTECTION	6 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

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SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER

C300

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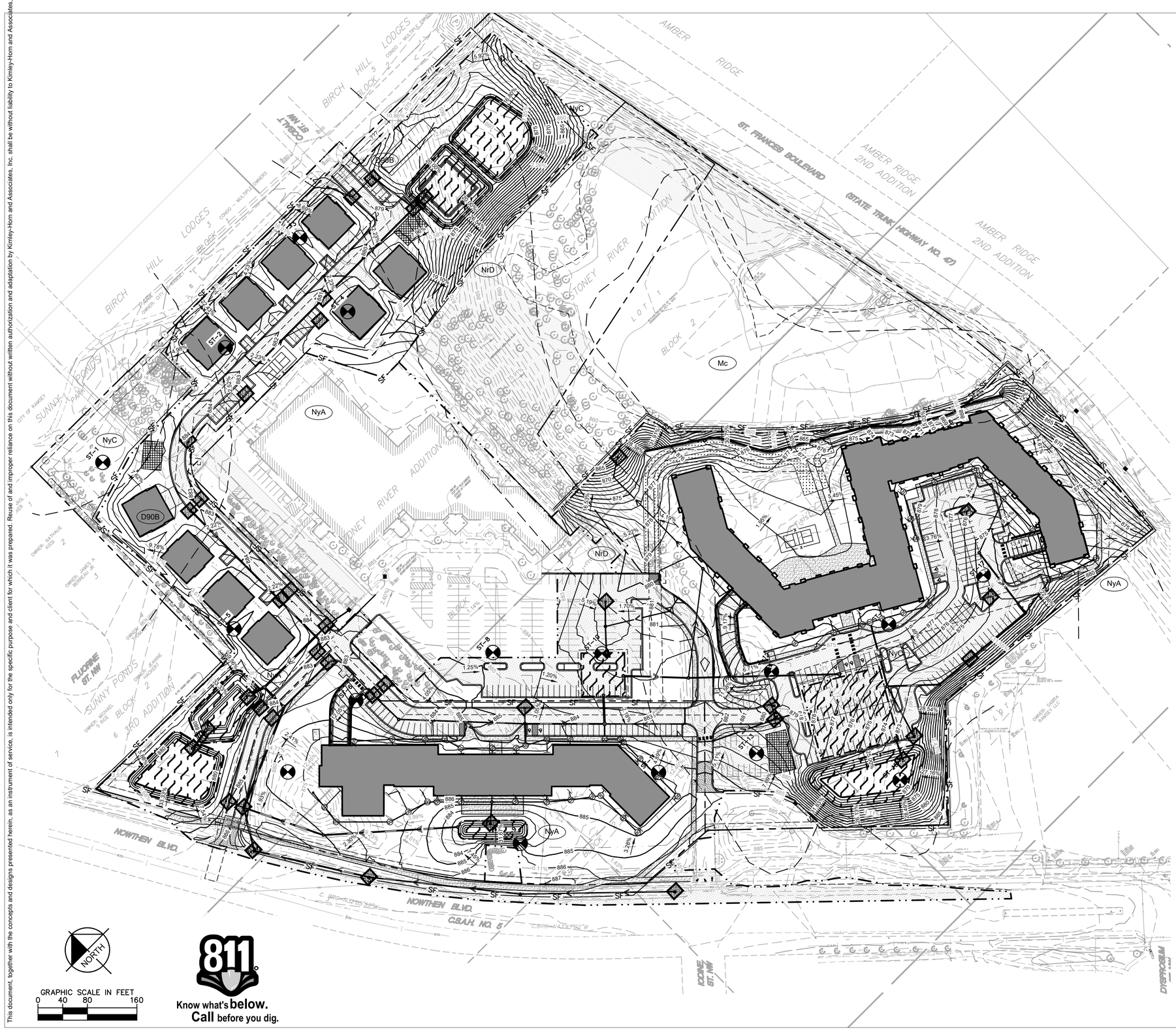

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EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

PRELIMINARY - NOT FOR CONSTRUCTION

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SHEET NUMBER

C301

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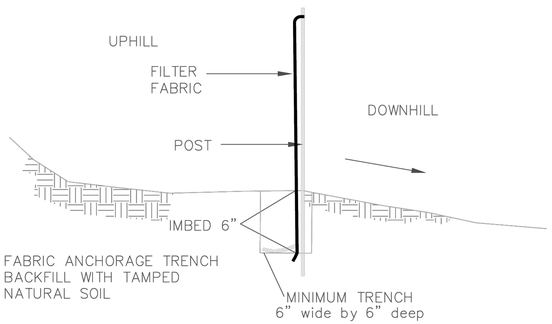


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

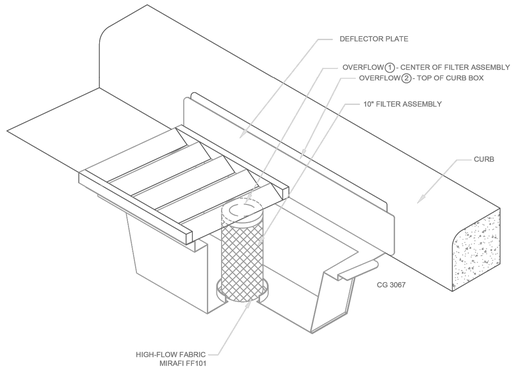
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

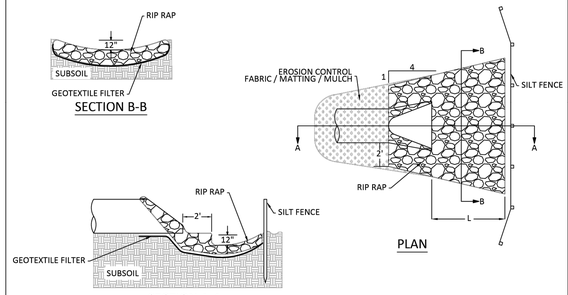
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

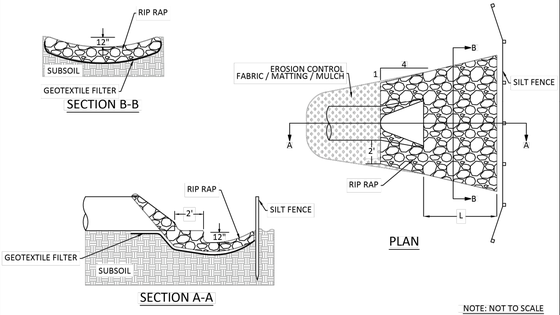
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
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18	10	25.6	6.4
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RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
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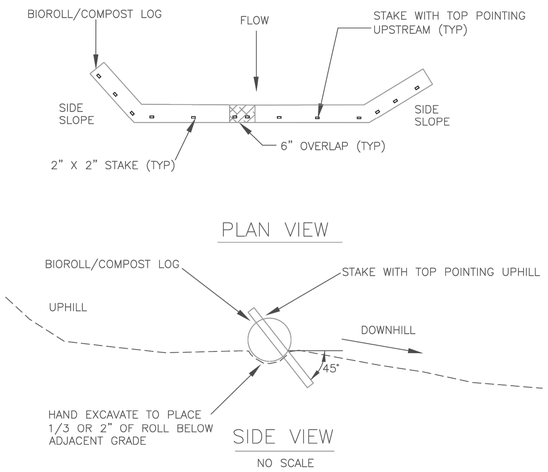
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



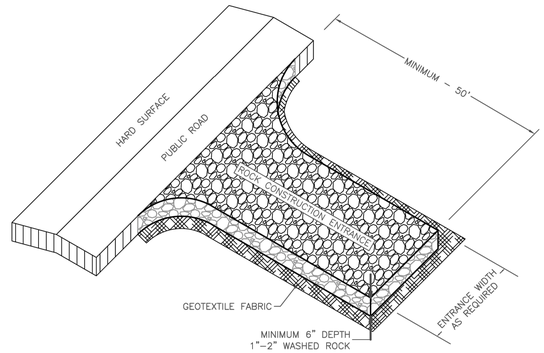
NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



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. MAINTAINENCE 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.

NOT TO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

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HAVILAND FIELDS

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER

C302

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CONSULTANTS

PROJECT TITLE

HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06	ISSUE 07
A - GENERAL								
L001	LANDSCAPE COVER SHEET	X	X					
L002	LANDSCAPE NOTES / GRAPHIC LEGEND	X	X					
L003	OVERALL SITE REFERENCE PLAN	X	X					
B - REMOVAL								
LD001	TREE PRESERVATION PLAN	X	X					
LD002	TREE PRESERVATION/REMOVALS INVENTORY	X	X					
D - LANDSCAPE								
LS1100	TOWNHOMES ZONE A - LANDSCAPE PLAN	X	X					
LS1101	TOWNHOMES ZONE B - LANDSCAPE PLAN	X	X					
LS1102	TOWNHOMES ZONE C - LANDSCAPE PLAN	X	X					
LS1103	TOWNHOMES ZONE D - LANDSCAPE PLAN	X	X					
LS1104	TOWNHOMES ZONE E - LANDSCAPE PLAN	X	X					
LS1105	TOWNHOMES ZONE F - LANDSCAPE PLAN	X	X					
LS2106	SENIOR BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS2201	SENIOR BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3108	ALL AGES BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS3109	ALL AGES BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3110	ALL AGES BUILDING ZONE C - LANDSCAPE PLAN	X	X					
LS3111	ALL AGES BUILDING ZONE D - LANDSCAPE PLAN	X	X					
LS3112	ALL AGES BUILDING ZONE E - LANDSCAPE PLAN	X	X					

TRUE NORTH PLAN NORTH

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

L001

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Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
3/12/2024 4:38:03 PM

REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:

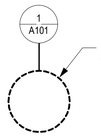
INDICATES DETAIL CALLOUT NUMBER

INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

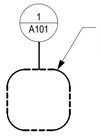
REVISION CLOUD:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:

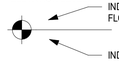
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:

INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

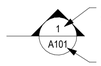
INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

EXTERIOR ELEVATION:

INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

PROJECT SUMMARY:

- PUD SITE AREA: XXXXX SF / XXX ACRES
- LOT 1 SIZE (EXISTING): XXXXX SF / XXX ACRES
- LOT 2 SIZE (NEW): XXXXX SF / XXX ACRES
- DWELLING UNITS: XXX
- BUILDING FOOTPRINT (INCLUDES PKG AREA): XXXXX SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = XXXXX SF
- % LANDSCAPE REQ.: XXXXX SF
- PERVIOUS AREA ON-SITE (AT-GRADE): XXXXX SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XXXXX SF
- TOTAL PERVIOUS: XXXXX SF
- BIKE PARKING SPACES (ON SITE): X (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): XXX

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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2/9/2024 3:08:26 PM

REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:

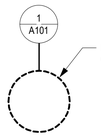
INDICATES DETAIL CALLOUT NUMBER

INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

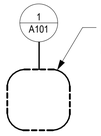
REVISION CLOUD:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:

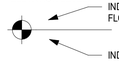
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:

INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

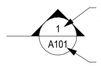
INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

EXTERIOR ELEVATION:

INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
27. ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.
28. PER THE CITY'S DEVELOPMENT AGREEMENT, ANY LANDSCAPE WORK COMPLETED ON SITE WILL INCLUDE A 2-YEAR MAINTENANCE GUARANTEE FROM THE DATE OF APPROVAL OF LANDSCAPE INSTALLATION BY THE CITY.
29. ALL AREAS INCLUDED IN THE LIMITS OF DISTURBANCE THAT ARE NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.
13. IRRIGATION SYSTEM TO INCLUDE RAIN SENSOR AND SOIL MOISTURE SENSOR AS PART OF THE INSTALLATION. THESE REQUIREMENTS TO BE CONFIRMED DURING PROJECT SUBMITTAL PROCESS.

SURVEY NOTES:

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SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

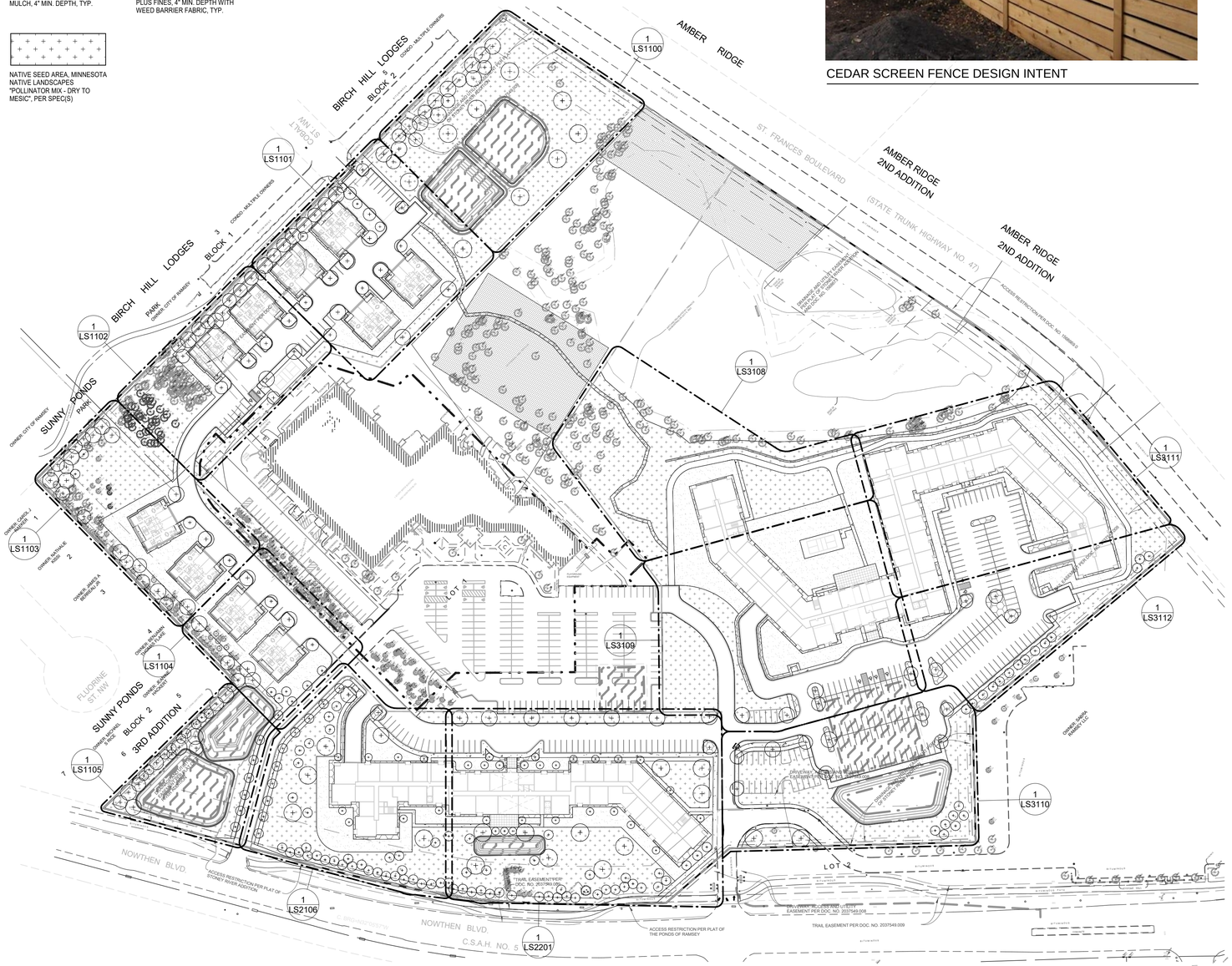
CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

CEDAR SCREEN FENCE DESIGN INTENT



1 L003 OVERALL SITE - LANDSCAPE REFERENCE PLAN

1" = 100'-0"

Presbyterian Homes Lord of Life
Ramsey, MN

Landscape Summary
Required Landscape Canopy

Site Area (sf)	Impervious Area (sf)	Pervious Area	Impervious - toTotal Ratio
1547687	577170	970517	37.29%

Required canopy coverage for site equals Impervious to Total Ratio x Pervious Area (.374 x 971388) 361929 SF

Buffer Yard Trees

Key	Planting Size	Qantity	Canopy Size	Total Canopy Size	Common Name	Scientific Name
CO-B	2" B&B	35	922	32270	Common Hackberry	Celtis occidentalis
QB-B	2" B&B	35	718	25130	Swamp White Oak	Quercus bicolor
Buffer Yard Total Canopy				**57400**		
Deciduous Trees						
CO	1" CONT.	15	922	13830	Common Hackberry	Celtis occidentalis
QB	1" CONT.	15	718	10770	Swamp White Oak	Quercus bicolor
QM	1" CONT.	25	3910	97750	Burr Oak	Quercus macrocarpa
UA	1" CONT.	15	3910	58650	New Harmony American Elm	Ulmus americana 'New Harmony'
PT	1" CONT.	15	245	3675	Prairie Gold Aspen	Populus tremuloides 'NEArb'
GD	1" CONT.	15	629	9435	Kentucky Espresso Coffeetree	Gymnocladus dioicus 'Espresso-JFS
AS	1" CONT.	20	982	19640	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'
MP	1" CONT.	15	157	2355	Prairiefire Crab	Malus 'Prairiefire'
	1" CONT.	15	297	4455	Eastern Redbud	Cercis canadensis
Deciduous Trees Total Canopy				**220560**		
Evergreen Trees						
PS	5' H	60	1995	119700	Eastern White Pine	Pinus strobus
PA	5' H	34	626	21284	Norway Spruce	Picea abies
Evergreen Trees Total Canopy				**140984**		
Total Tree Canopy Inches				**418944**		

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

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SHEET TITLE
OVERALL SITE REFERENCE PLAN

SHEET NUMBER
L003

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TREE REMOVALS/PRESERVATION SUMMARY

XP - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT (1,201 TOTAL INCHES)

XG - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (6,110 TOTAL INCHES)

ALL TREES WITHIN CLOUDED AREAS TO BE REMOVED

NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.

TREE PRESERVATION/TREE REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
6,110 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

6,110/15,714 = 38.9% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT

1 LD001 OVERALL SITE - TREE PRESERVATION PLAN
1" = 80'-0"

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
LD001

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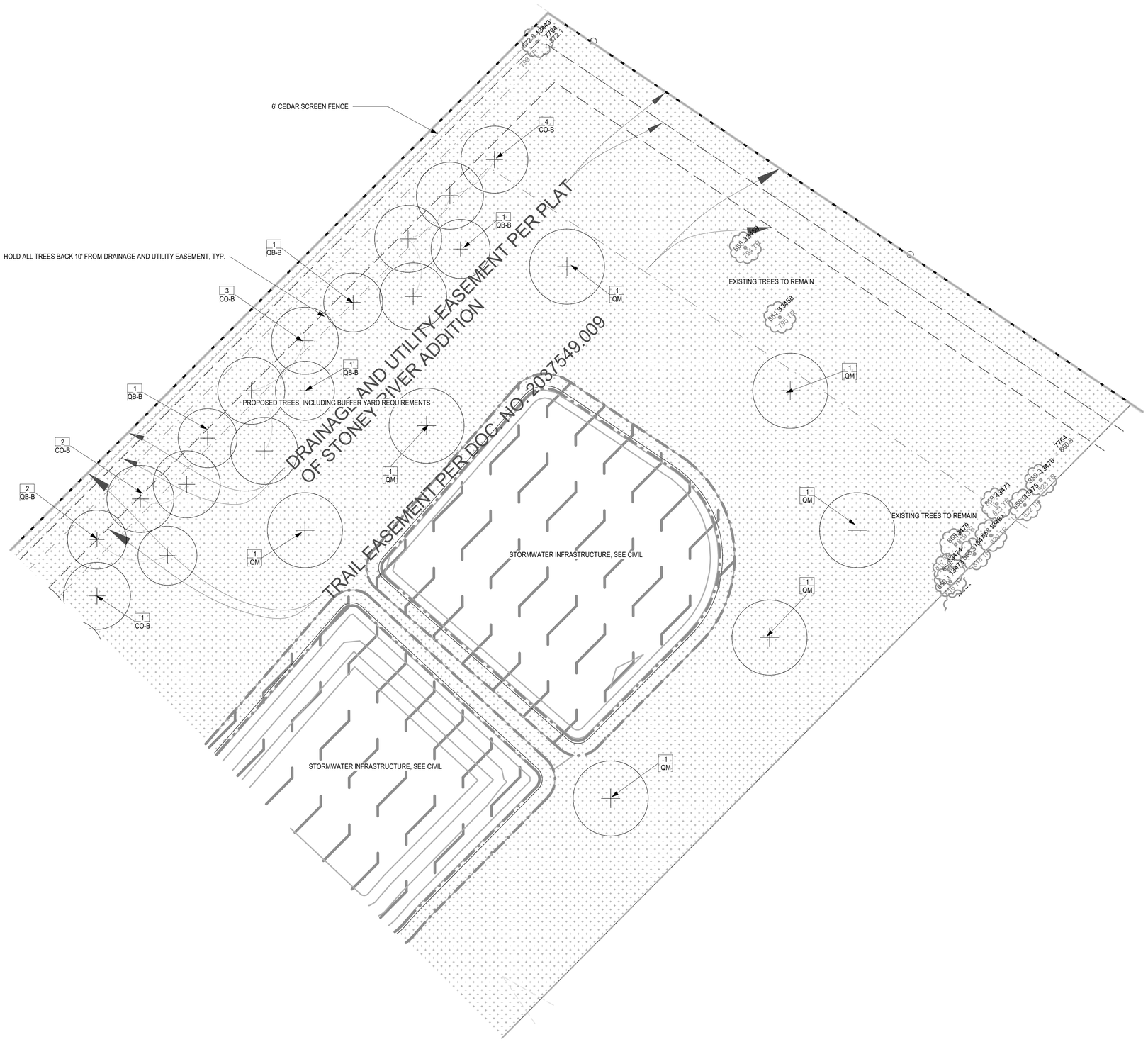
Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
3/12/2024 4:38:47 PM

Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1 Populus deltoides	Cottonwood	43	Good	
XG	2 Juniperus virginiana	Red Cedar	13	Good	
XP	3 Pinus sylvestris	Scotch Pine	11	Good	
XP	4 Ulmus pumila	Siberian Elm	11	Good	
XP	5 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	6 Juniperus virginiana	Red Cedar	6	Good	
XP	7 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8 Pinus sylvestris	Scotch Pine	7	Good	
XP	9 Ulmus pumila	Siberian Elm	11	Good	
XG	10 Pinus sylvestris	Scotch Pine	7	Good	
XG	11 Ulmus pumila	Siberian Elm	10	Good	
XG	12 Ulmus pumila	Siberian Elm	9	Good	
XG	13 Ulmus pumila	Siberian Elm	17	Fair	
XG	14 Ulmus pumila	Siberian Elm	8	Good	
XP	15 Ulmus pumila	Siberian Elm	9	Fair	
XG	16 Ulmus pumila	Siberian Elm	11	Fair	
XP	17 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20 Pinus sylvestris	Scotch Pine	5	Fair	
XP	21 Pinus sylvestris	Scotch Pine	12	Good	
XP	22 Ulmus pumila	Siberian Elm	6	Good	
XP	23 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24 Juniperus virginiana	Red Cedar	9	Good	
XP	25 Juniperus virginiana	Red Cedar	5	Good	
XP	26 Ulmus pumila	Siberian Elm	12	Fair	
XP	27 Juniperus virginiana	Red Cedar	10	Good	
XP	28 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29 Pinus sylvestris	Scotch Pine	9	Good	
XP	30 Juniperus virginiana	Red Cedar	6	Good	
XP	31 Juniperus virginiana	Red Cedar	4	Good	
XP	32 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	33 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	34 Ulmus pumila	Siberian Elm	13	Fair	
XP	35 Pinus sylvestris	Scotch Pine	6	Good	
XG	36 Ulmus pumila	Siberian Elm	12	Fair	
XP	37 Picea glauca	White Spruce	6	Good	
XP	38 Juniperus virginiana	Red Cedar	8	Good	
XP	39 Juniperus virginiana	Red Cedar	8	Good	
XP	40 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	41 Ulmus pumila	Siberian Elm	8	Good	
XP	42 Picea glauca	White Spruce	4	Good	
XG	43 Ulmus pumila	Siberian Elm	8	Fair	
XP	44 Pinus sylvestris	Scotch Pine	11	Fair	
XP	45 Juniperus virginiana	Red Cedar	6	Good	
XP	46 Prunus nesinoa	Red Pine	12	Good	
XP	47 Pinus nesinoa	Red Pine	14	Good	
XP	48 Ulmus pumila	Siberian Elm	9	Good	
XP	49 Ulmus pumila	Siberian Elm	13	Good	
XP	50 Juniperus virginiana	Red Cedar	4	Good	
XP	51 Pinus nesinoa	Red Pine	15	Good	
XP	52 Pinus nesinoa	Red Pine	14	Fair	
XP	53 Pinus sylvestris	Scotch Pine	8	Good	
XP	54 Juniperus virginiana	Red Cedar	5	Good	
XP	55 Juniperus virginiana	Red Cedar	6	Good	
XP	56 Juniperus virginiana	Red Cedar	8	Fair	
XP	57 Pinus nesinoa	Red Pine	13	Fair	
XP	58 Ulmus pumila	Siberian Elm	13	Good	
XP	59 Pinus nesinoa	Red Pine	12	Fair	
XP	60 Ulmus pumila	Siberian Elm	11	Fair	
XP	61 Pinus nesinoa	Red Pine	14	Fair	
XG	62 Quercus rubra	Red Oak	7	Good	
XP	63 Pinus nesinoa	Red Pine	7	Good	
XP	64 Pinus sylvestris	Scotch Pine	5	Good	
XP	65 Pinus nesinoa	Red Pine	14	Fair	
XP	66 Ulmus pumila	Siberian Elm	21	Good	
XP	67 Pinus nesinoa	Red Pine	13	Fair	
XP	68 Pinus sylvestris	Scotch Pine	12	Good	
XP	69 Pinus nesinoa	Red Pine	4	Good	
XP	70 Ulmus pumila	Siberian Elm	12	Good	
XP	71 Ulmus pumila	Siberian Elm	12	Fair	
XP	72 Ulmus pumila	Siberian Elm	8	Fair	
XP	73 Pinus sylvestris	Scotch Pine	8	Fair	
XP	74 Pinus sylvestris	Scotch Pine	5	Fair	
XP	75 Pinus nesinoa	Red Oak	4	Good	
XP	76 Pinus nesinoa	Red Pine	13	Fair	
XP	77 Pinus nesinoa	Red Pine	14	Fair	
XP	78 Pinus nesinoa	Red Pine	14	Fair	
XP	79 Pinus nesinoa	Red Pine	12	Fair	
XP	80 Pinus nesinoa	Red Pine	11	Fair	
XP	81 Pinus nesinoa	Red Pine	11	Fair	
XP	82 Pinus nesinoa	Red Pine	7	Fair	
XP	83 Pinus nesinoa	Red Pine	10	Fair	
XP	84 Pinus sylvestris	Scotch Pine	10	Good	
XP	85 Juniperus virginiana	Red Cedar	6	Good	
XP	86 Pinus nesinoa	Red Pine	12	Good	
XP	87 Pinus nesinoa	Red Pine	11	Good	
XP	88 Juniperus virginiana	Red Cedar	4	Good	
XP	89 Pinus nesinoa	Red Pine	16	Good	
XP	90 Pinus sylvestris	Scotch Pine	5	Fair	
XP	91 Pinus nesinoa	Red Pine	10	Fair	
XP	92 Pinus nesinoa	Red Pine	12	Good	
XP	93 Juniperus virginiana	Red Cedar	7	Good	
XP	94 Juniperus virginiana	Red Cedar	4	Good	
XP	95 Juniperus virginiana	Siberian Elm	19	Good	
XP	96 Pinus nesinoa	Red Pine	12	Good	
XP	97 Pinus nesinoa	Red Pine	12	Good	
XP	98 Juniperus virginiana	Red Cedar	7	Good	
XP	99 Juniperus virginiana	Red Cedar	8	Fair	
XP	100 Juniperus virginiana	Red Cedar	6	Good	
XP	101 Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
XP	102 Pinus nesinoa	Red Pine	8	Fair	Multi-stem
XP	103 Pinus sylvestris	Scotch Pine	15	Fair	
XP	104 Pinus nesinoa	Red Pine	13	Fair	
XP	105 Pinus nesinoa	Red Pine	10	Fair	
XP	106 Ulmus pumila	Siberian Elm	15	Fair	
XP	107 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	108 Ulmus pumila	Siberian Elm	14	Fair	
XP	109 Juniperus virginiana	Red Cedar	5	Good	
XP	110 Pinus nesinoa	Red Pine	14	Fair	
XP	111 Pinus nesinoa	Red Pine	11	Fair	
XP	112 Pinus nesinoa	Red Pine	9	Fair	Multi-stem
XP	113 Pinus nesinoa	Red Pine	12	Fair	
XP	114 Pinus nesinoa	Red Pine	14	Fair	
XP	115 Juniperus virginiana	Red Cedar	4	Good	
XP	116 Juniperus virginiana	Red Cedar	4	Good	
XG	117 Pinus nesinoa	Red Pine	15	Good	
XG	118 Pinus sylvestris	Scotch Pine	10	Good	
XG	119 Pinus sylvestris	Scotch Pine	8	Good	
XP	120 Pinus nesinoa	Red Pine	14	Fair	
XP	121 Ulmus pumila	Siberian Elm	10	Good	
XP	122 Pinus sylvestris	Scotch Pine	4	Good	
XP	123 Ulmus pumila	Siberian Elm	15	Good	
XP	124 Juniperus virginiana	Red Cedar	8	Fair	
XP	125 Pinus nesinoa	Red Pine	14	Fair	
XP	126 Pinus nesinoa	Red Pine	10	Fair	Multi-stem
XP	127 Pinus sylvestris	Scotch Pine	6	Good	
XP	128 Pinus sylvestris	Scotch Pine	6	Good	
XP	129 Ulmus pumila	Siberian Elm	19	Good	
XP	130 Ulmus pumila	Siberian Elm	8	Good	
XP	131 Pinus nesinoa	Red Pine	9	Dead	
XP	132 Juniperus virginiana	Red Cedar	6	Good	
XP	133 Pinus nesinoa	Red Pine	12	Fair	
XP	134 Pinus nesinoa	Red Pine	10	Fair	
XP	135 Pinus nesinoa	Red Pine	10	Fair	Multi-stem
XP	136 Pinus nesinoa	Red Pine	9	Fair	Multi-stem
XP	137 Pinus sylvestris	Scotch Pine	4	Good	
XP	138 Pinus nesinoa	Red Pine	4	Good	
XP	139 Ulmus pumila	Siberian Elm	12	Good	
XP	140 Pinus sylvestris	Scotch Pine	4	Good	
XP	141 Pinus nesinoa	Red Pine	13	Fair	
XP	142 Pinus nesinoa	Red Pine	4	Good	
XP	143 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	144 Juniperus virginiana	Red Cedar	10	Good	
XP	145 Juniperus virginiana	Red Cedar	10	Good	
XP	146 Pinus sylvestris	Scotch Pine	12	Good	
XP	147 Juniperus virginiana	Red Cedar	14	Good	
XP	148 Pinus nesinoa	Red Pine	8	Good	
XP	149 Pinus sylvestris	Scotch Pine	11	Good	
XP	150 Pinus sylvestris	Scotch Pine	12	Good	
XP	151 Juniperus virginiana	Red Cedar	12	Good	
XP	152 Juniperus virginiana	Red Cedar	10	Good	
XP	153 Pinus sylvestris	Scotch Pine	10	Good	
XP	154 Pinus sylvestris	Scotch Pine	16	Good	
XP	155 Pinus sylvestris	Scotch Pine	4	Fair	
XP	156 Pinus sylvestris	Scotch Pine	6	Fair	
XP	157 Pinus sylvestris	Scotch Pine	6	Fair	
XP	158 Pinus sylvestris	Scotch Pine	4	Fair	
XP	159 Pinus sylvestris	Scotch Pine	8	Fair	
XP	160 Pinus sylvestris	Scotch Pine	14	Fair	
XP	161 Pinus sylvestris	Scotch Pine	6	Fair	
XP	162 Pinus sylvestris	Scotch Pine	14	Fair	
XP	163 Pinus sylvestris	Scotch Pine	4	Fair	
XP	164 Pinus sylvestris	Scotch Pine	13	Fair	
XP	165 Pinus sylvestris	Scotch Pine	8	Fair	
XP	166 Pinus sylvestris	Scotch Pine	5	Fair	
XP	167 Pinus sylvestris	Scotch Pine	7	Fair	
XP	168 Pinus sylvestris	Scotch Pine	10	Fair	
XP	169 Pinus nesinoa	Red Pine	16	Fair	
XP	170 Juniperus virginiana	Red Cedar	9	Fair	
XP	171 Pinus sylvestris	Scotch Pine	11	Fair	
XP	172 Pinus sylvestris	Scotch Pine	5	Fair	
XP	173 Pinus nesinoa	Red Pine	14	Fair	
XP	174 Juniperus virginiana	Red Cedar	9	Fair	
XP	175 Pinus nesinoa	Red Pine	11	Fair	
XP	176 Juniperus virginiana	Red Cedar	10	Fair	
XP	177 Pinus nesinoa	Red Pine	12	Fair	Multi-stem
XP	178 Pinus sylvestris	Scotch Pine	10	Fair	
XP	179 Pinus sylvestris	Scotch Pine	4	Fair	
XP	180 Pinus sylvestris	Scotch Pine	4	Good	
XP	181 Pinus sylvestris	Scotch Pine	6	Fair	
XP	182 Pinus sylvestris	Scotch Pine	14	Fair	
XP	183 Pinus sylvestris	Scotch Pine	14	Fair	
XP	184 Pinus sylvestris	Scotch Pine	5	Fair	
XP	185 Pinus sylvestris	Scotch Pine	12	Fair	
XP	186 Pinus sylvestris	Scotch Pine	5	Fair	
XP	187 Pinus sylvestris	Scotch Pine	12	Fair	
XP	188 Pinus sylvestris	Scotch Pine	14	Fair	
XP	189 Pinus sylvestris	Scotch Pine	7	Fair	
XP	190 Pinus sylvestris	Scotch Pine	6	Fair	
XP	191 Pinus sylvestris	Scotch Pine	12	Fair	
XP	192 Juniperus virginiana	Red Cedar	5	Fair	
XP	193 Pinus sylvestris	Scotch Pine	8	Fair	
XP	194 Ulmus pumila	Siberian Elm	9	Fair	
XP	195 Juniperus virginiana	Red Cedar	14	Fair	
XP	196 Juniperus virginiana	Red Cedar	8	Fair	
XP	197 Pinus nesinoa	Red Pine	14	Fair	
XP	198 Juniperus virginiana	Red Cedar	11	Fair	
XG	199 Juniperus virginiana	Red Cedar	8	Fair	
XG	200 Juniperus virginiana	Red Cedar	15	Fair	
XG	201 Pinus sylvestris	Scotch Pine	18	Fair	
XG	202 Pinus sylvestris	Scotch Pine	9	Poor	Decay
XG	203 Pinus sylvestris	Scotch Pine	10	Poor	Decay
XG	204 Pinus sylvestris	Scotch Pine	11	Fair	
XG	205 Pinus sylvestris	Scotch Pine	7	Good	
XG	206 Pinus sylvestris	Scotch Pine	9	Fair	
XG	207 Pinus sylvestris	Scotch Pine	10	Fair	
XG	208 Pinus sylvestris	Scotch Pine	7	Fair	
XG	209 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	210 Juniperus virginiana	Red Cedar	10	Fair	
XG	211 Juniperus virginiana	Red Cedar	11	Good	
XG	212 Pinus sylvestris	Scotch Pine	5	Fair	
XG	213 Pinus sylvestris	Scotch Pine	7	Good	
XG	214 Pinus sylvestris	Scotch Pine	7	Fair	
XG	215 Juniperus virginiana	Red Cedar	6	Fair	
XG	216 Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	217 Pinus sylvestris	Scotch Pine	6	Good	
XG	218 Pinus sylvestris	Scotch Pine	5	Fair	
XG	219 Pinus sylvestris	Scotch Pine	4	Fair	
XG	220 Pinus sylvestris	Scotch Pine	10	Fair	
XG	221 Pinus sylvestris	Scotch Pine	11	Fair	
XG	222 Pinus sylvestris	Scotch Pine	16	Good	
XG	223 Ulmus pumila	Siberian Elm	16	Fair	
XG	224 Pinus sylvestris	Scotch Pine	15	Fair	
XG	225 Pinus sylvestris	Scotch Pine	10	Fair	
XG	226 Pinus sylvestris	Scotch Pine	9	Fair	
XG	227 Pinus sylvestris	Scotch Pine	5	Fair	
XG	228 Pinus sylvestris	Scotch Pine	10	Fair	
XG	229 Pinus sylvestris	Scotch Pine	9	Good	
XG	230 Pinus sylvestris	Scotch Pine	11	Good	
XG	231 Juniperus virginiana	Red Cedar	5	Fair	
XG	232 Pinus sylvestris	Scotch Pine	9	Fair	
XG	233 Ulmus pumila	Siberian Elm	12	Fair	
XG	234 Pinus sylvestris	Scotch Pine	13	Fair	
XG	235 Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
XG	236 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
XG	237 Pinus sylvestris	Scotch Pine	16	Fair	
XG	238 Pinus sylvestris	Scotch Pine	14	Good	
XG	239 Pinus sylvestris	Scotch Pine	5	Fair	
XG	240 Pinus sylvestris	Scotch Pine	5	Fair	
XG	241 Pinus sylvestris	Scotch Pine	5	Fair	
XG	242 Quercus rubra	Red Oak	7	Good	
XG	243 Juniperus virginiana	Red Cedar	8	Fair	
XG	244 Ulmus pumila	Siberian Elm	12	Fair	
XG	245 Pinus sylvestris	Scotch Pine	12	Fair	
XG	246 Pinus sylvestris	Scotch Pine	6	Fair	
XG	247 Pinus sylvestris	Scotch Pine	7	Fair	
XG	248 Pinus sylvestris	Scotch Pine	8	Fair	
XG	249 Pinus sylvestris	Scotch Pine	6	Fair	
XG	250 Pinus sylvestris	Scotch Pine	7	Fair	
XG	251 Juniperus virginiana	Red Cedar	5	Fair	
XG	252 Pinus sylvestris	Scotch Pine	7	Fair	
XG	253 Pinus sylvestris	Scotch Pine	5	Fair	
XG	254 Pinus sylvestris	Scotch Pine	8	Fair	
XG	255 Pinus sylvestris	Scotch Pine	8	Fair	
XG	256 Pinus sylvestris	Scotch Pine	5	Good	
XG	257 Pinus sylvestris	Scotch Pine	6	Fair	
XG	258 Pinus sylvestris	Scotch Pine	9	Fair	
XG	259 Pinus sylvestris	Scotch Pine	10	Fair	
XG	260 Pinus sylvestris	Scotch Pine	12	Fair	
XG	261 Pinus sylvestris	Scotch Pine	9	Fair	
XG	262 Pinus sylvestris	Scotch Pine	7	Fair	
XG	263 Ulmus pumila	Siberian Elm	14	Dead	
XG	264 Pinus sylvestris	Scotch Pine	5	Good	
XG	265 Pinus sylvestris	Scotch Pine	6	Good	
XG	266 Pinus sylvestris	Scotch Pine	5	Fair	
XG	267 Pinus sylvestris	Scotch Pine	4	Fair	
XG	268 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
XG	269 Pinus sylvestris	Scotch Pine	5	Fair	
XG	270 Ulmus pumila	Siberian Elm	15	Fair	
XG	271 Pinus sylvestris	Scotch Pine	5	Fair	
XG	272 Pinus sylvestris	Scotch Pine	10	Fair	
XG	273 Pinus sylvestris	Scotch Pine	10	Fair	
XG	274 Pinus sylvestris	Scotch Pine	4	Fair	
XG	275 Pinus sylvestris	Scotch Pine	8	Fair	
XG	276 Pinus sylvestris	Scotch Pine	8	Fair	
XG	277 Pinus sylvestris	Scotch Pine	6	Fair	
XG	278 Pinus sylvestris	Scotch Pine	7	Fair	
XG	279 Pinus sylvestris	Scotch Pine	7	Fair	
XG	280 Pinus sylvestris	Scotch Pine	6	Fair	
XG	281 Pinus sylvestris	Scotch Pine	5	Fair	
XG	282 Pinus sylvestris	Scotch Pine	5	Fair	
XG	283 Pinus sylvestris	Scotch Pine	9	Fair	
XG	284 Pinus sylvestris	Scotch Pine	8	Fair	
XG	285 Pinus sylvestris	Scotch Pine	9	Fair	
XG	286 Pinus sylvestris	Scotch Pine	12	Good	
XG	287 Juniperus virginiana	Red Cedar	6	Fair	
XG	288 Pinus sylvestris	Scotch Pine	10	Fair	
XG	289 Pinus sylvestris	Scotch Pine	7	Fair	
XG	290 Pinus sylvestris	Scotch Pine	6	Fair	
XG	291 Pinus sylvestris	Scotch Pine	6	Fair	
XG	292 Juniperus virginiana	Red Cedar	11	Fair	Dead Top
XG	293 Pinus sylvestris	Scotch Pine	10	Fair	
XG	294 Pinus sylvestris	Scotch Pine	12	Good	
XG	295 Pinus sylvestris	Scotch Pine	7	Fair	
XG	296 Pinus sylvestris	Scotch Pine	5	Fair	
XG	297 Ulmus pumila	Siberian Elm	16	Good	
XG	298 Pinus sylvestris	Scotch Pine	5	Poor	Decay
XG	299 Pinus sylvestris	Scotch Pine	8	Fair	
XG	300 Pinus sylvestris	Scotch Pine	16	Fair	
XG	301 Pinus sylvestris	Scotch Pine	10	Fair	
XG	302 Pinus sylvestris	Scotch Pine	8	Fair	
XG	303 Pinus sylvestris	Scotch Pine	4	Fair	
XG	304 Pinus sylvestris	Scotch Pine	4	Fair	
XG	305 Pinus sylvestris	Scotch Pine	8	Fair	
XG	306 Pinus sylvestris	Scotch Pine	8	Fair	
XG	307 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	308 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	309 Pinus sylvestris	Scotch Pine	8	Fair	
XG	310 Pinus sylvestris	Scotch Pine	9	Fair	
XG	311 Pinus sylvestris	Scotch Pine	7	Fair	
XG	312 Pinus sylvestris	Scotch Pine	6	Fair	
XG	313 Juniperus virginiana	Red Cedar	9	Fair	
XG	314 Juniperus virginiana	Red Cedar	11	Fair	
XG	315 Pinus sylvestris	Scotch Pine	10	Good	
XG	316 Pinus sylvestris	Scotch Pine	8	Good	
XG	317 Pinus sylvestris	Scotch Pine	5	Fair	
XG	318 Pinus sylvestris	Scotch Pine	8	Fair	
XG	319 Pinus sylvestris	Scotch Pine	8	Fair	
XG	320 Pinus sylvestris	Scotch Pine	9	Fair	
XG	321 Pinus sylvestris	Scotch Pine	7	Fair	
XG	322 Pinus sylvestris	Scotch Pine	8	Fair	
XG	323 Pinus sylvestris	Scotch Pine	6	Fair	
XG	324 Pinus sylvestris	Scotch Pine	5	Fair	
XG	325 Pinus sylvestris	Scotch Pine	5	Fair	
XG	326 Ulmus pumila	Siberian Elm	9	Good	
XG	327 Pinus sylvestris	Scotch Pine	6	Good	
XG	328 Quercus rubra	Red Oak	8	Fair	
XG	329 Pinus sylvestris	Scotch Pine	9	Good	
XG	330 Juniperus virginiana	Red Cedar	6	Good	
XG	331 Pinus sylvestris	Scotch Pine	4	Fair	
XG	332 Juniperus virginiana	Red Cedar	5	Good	
XG	333 Pinus sylvestris	Scotch Pine	8	Good	
XG	334 Pinus sylvestris	Scotch Pine	5	Fair	
XG	335 Pinus sylvestris	Scotch Pine	5	Fair	
XG	336 Pinus sylvestris	Scotch Pine	5	Fair	
XG	337 Pinus sylvestris	Scotch Pine	12	Good	
XG	338 Pinus sylvestris	Scotch Pine	13	Fair	
XG	339 Pinus sylvestris	Scotch Pine	7	Fair	Multi-stem
XG	340 Pinus sylvestris	Scotch Pine	10	Fair	
XG	341 Juniperus virginiana	Red Cedar	10	Fair	
XG	342 Pinus sylvestris	Scotch Pine	14	Fair	
XG	343 Pinus sylvestris	Scotch Pine	12	Fair	
XG	344 Pinus sylvestris	Scotch Pine	11	Good	
XG	345 Pinus sylvestris	Scotch Pine	8	Fair	
XG	346 Pinus sylvestris	Scotch Pine	4	Fair	
XG	347 Pinus sylvestris	Scotch Pine	10	Fair	
XG	348 Pinus sylvestris	Scotch Pine	5	Good	
XG	349 Pinus sylvestris	Scotch Pine	6	Fair	
XG	350 Pinus sylvestris	Scotch Pine	7	Fair	
XG	351 Pinus sylvestris	Scotch Pine	8	Fair	
XG	352 Pinus sylvestris	Scotch Pine	12	Fair	
XG	353 Juniperus virginiana	Red Cedar	5	Fair	
XG	354 Pinus sylvestris	Scotch Pine	11	Fair	
XG	355 Pinus sylvestris	Scotch Pine	4	Fair	
XG	356 Pinus sylvestris	Scotch Pine	15	Good	Multi-stem
XG	357 Pinus sylvestris	Scotch Pine	11	Good	
XG	358 Pinus sylvestris	Scotch Pine	6	Good	
XG	359 Pinus sylvestris	Scotch Pine	14	Good	
XG	360 Pinus sylvestris	Scotch Pine	6	Good	
XG	361 Pinus sylvestris	Scotch Pine	10	Good	
XG	362 Pinus sylvestris	Scotch Pine	7	Good	
XG	363 Pinus sylvestris	Scotch Pine	8	Good	
XG	364 Pinus sylvestris	Scotch Pine	13	Good	
XG	365 Pinus sylvestris	Scotch Pine	12	Good	
XG	366 Pinus sylvestris	Scotch Pine	8	Good	
XG	367 Pinus sylvestris	Scotch Pine	8	Fair	
XG	368 Pinus sylvestris	Scotch Pine	4	Good	
XG	369 Pinus sylvestris	Scotch Pine	12	Good	
XG	370 Pinus sylvestris	Scotch Pine	13	Good	
XG	371 Pinus sylvestris	Scotch Pine	11	Good	
XG	372 Pinus sylvestris	Scotch Pine	10	Fair	
XG	373 Pinus sylvestris	Scotch Pine	6	Good	
XG	374 Pinus sylvestris	Scotch Pine	9	Poor	Cankers
XG	375 Pinus sylvestris	Scotch Pine	10	Good	
XG	376 Pinus sylvestris	Scotch Pine	6	Good	
XG	377 Pinus sylvestris	Scotch Pine	9	Good	Multi-stem
XG	378 Pinus sylvestris	Scotch Pine	9	Good	
XG	379 Pinus sylvestris	Scotch Pine	11	Good	
XG	380 Pinus sylvestris	Scotch Pine	12	Fair	
XG	381 Pinus sylvestris	Scotch Pine	10	Good	
XG	382 Pinus sylvestris	Scotch Pine	12	Good	
XG	383 Pinus sylvestris	Scotch Pine	10	Good	
XG	384 Pinus sylvestris	Scotch Pine	8	Good	
XG	385 Pinus sylvestris	Scotch Pine	8	Good	
XG	386 Pinus sylvestris	Scotch Pine	8	Good	
XG	387 Pinus sylvestris	Scotch Pine	14	Good	
XG	388 Pinus sylvestris	Scotch Pine	10	Good	
XG	389 Pinus sylvestris	Scotch Pine	12	Good	
XG	390 Pinus sylvestris	Scotch Pine	4	Good	
XG	391 Pinus sylvestris	Scotch Pine	4	Fair	
XG	392 Pinus sylvestris	Scotch Pine	10	Good	
XG	393 Pinus sylvestris	Scotch Pine	10	Good	
XG	394 Pinus sylvestris	Scotch Pine	9	Good	
XG	395 Juniperus virginiana	Red Cedar	9	Good	
XG	396 Pinus sylvestris	Scotch Pine	12	Good	
XG	397 Pinus sylvestris	Scotch Pine	14	Good	
XG	398 Pinus sylvestris	Scotch Pine	12	Good	
XG	399 Pinus sylvestris	Scotch Pine	10	Good	
XG	400 Pinus sylvestris	Scotch Pine	8	Good	
XG	401 Pinus sylvestris	Scotch Pine	9	Fair	
XG	402 Pinus sylvestris	Scotch Pine	7	Good	
XG	403 Pinus sylvestris	Scotch Pine	10	Good	
XG	404 Pinus sylvestris	Scotch Pine	10	Good	
XG	405 Pinus sylvestris	Scotch Pine	12	Good	
XG	406 Pinus sylvestris	Scotch Pine	8	Good	
XG	407 Pinus sylvestris	Scotch Pine	10	Fair	
XG	408 Pinus sylvestris	Scotch Pine	7	Fair	Multi-stem
XG	409 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
XG	410 Pinus sylvestris	Scotch Pine	8	Good	
XG	411 Pinus sylvestris	Scotch Pine	5	Fair	
XG	412 Pinus sylvestris	Scotch Pine	7	Good	
XG	413 Pinus sylvestris	Scotch Pine	13	Good	
XG	414 Juniperus virginiana	Red Cedar	5	Good	
XG	415 Pinus sylvestris	Scotch Pine	11	Good	
XG	416 Pinus sylvestris	Scotch Pine	5	Good	
XG	417 Pinus sylvestris	Scotch Pine	6	Good	
XG	418 Pinus sylvestris	Scotch Pine	5	Good	
XG	419 Pinus sylvestris	Scotch Pine	10	Good	
XG	420 Juniperus virginiana	Red Cedar	6	Good	Multi-stem
XG	421 Pinus sylvestris	Scotch Pine	5	Good	
XG	422 Pinus sylvestris	Scotch Pine	4	Good	
XG	423 Pinus sylvestris	Scotch Pine	5	Good	
XG	424 Pinus sylvestris	Scotch Pine	4	Good	
XG	425 Pinus sylvestris	Scotch Pine	5	Good	
XG	426 Pinus sylvestris	Scotch Pine	9	Fair	
XG	427 Pinus sylvestris	Scotch Pine	5	Fair	
XG	428 Quercus rubra	Red Oak	8	Fair	
XG	429 Juniperus virginiana	Red Cedar	4	Good	Multi-stem
XG	430 Pinus sylvestris	Scotch Pine	11	Good	Multi-stem
XG	431 Pinus sylvestris	Scotch Pine	11	Good	
XG	432 Pinus sylvestris	Scotch Pine	9	Fair	
XG	433 Quercus rubra	Red Oak	8	Fair	
XG	434 Pinus sylvestris	Scotch Pine	9	Good	
XG	435 Juniperus virginiana	Red Cedar	6	Fair	
XG	436 Pinus sylvestris	Scotch Pine	7	Good	
XG	437 Juniperus virginiana	Red Cedar	9	Good	
XG	438 Pinus sylvestris	Scotch Pine	13	Good	
XG	439 Pinus sylvestris	Scotch Pine	4	Fair	
XG	440 Pinus sylvestris	Scotch Pine	14	Good	
XG	441 Pinus sylvestris	Scotch Pine	5	Fair	
XG	442 Pinus sylvestris	Scotch Pine	8	Good	
XG	443 Pinus sylvestris	Scotch Pine	4	Fair	
XG	444 Pinus sylvestris	Scotch Pine	5	Fair	
XG	445 Pinus sylvestris	Scotch Pine	5	Good	
XG	446 Pinus sylvestris	Scotch Pine	12	Good	
XG	447 Pinus sylvestris	Scotch Pine	7	Good	
XG	448 Pinus sylvestris	Scotch Pine	8	Good	
XG	449 Pinus sylvestris	Scotch Pine	6	Good	
XG	450 Pinus sylvestris	Scotch Pine	6	Good	
XG	451 Pinus sylvestris	Scotch Pine	12	Good	
XG	452 Pinus sylvestris	Scotch Pine	8	Good	
XG	453 Juniperus virginiana	Red Cedar	5	Fair	
XG	454 Pinus sylvestris	Scotch Pine	12	Good	
XG	455 Pinus sylvestris	Scotch Pine	5	Good	
XG	456 Pinus sylvestris	Scotch Pine	5	Good	
XG	457 Pinus sylvestris	Scotch Pine	14	Good	
XG	458 Pinus sylvestris	Scotch Pine	10	Good	
XG	459 Pinus sylvestris	Scotch Pine	12	Good	
XG	460 Pinus sylvestris	Scotch Pine	12	Good	
XG	461 Pinus sylvestris	Scotch Pine	12	Good	
XG	462 Pinus sylvestris	Scotch Pine	6	Good	
XG	463 Pinus sylvestris

Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1 Populus deltoides	Cottonwood	43 Good		
XG	2 Juniperus virginiana	Red Cedar	13 Good		
XP	3 Pinus sylvestris	Scotch Pine	13 Good		
XP	4 Ulmus pumila	Siberian Elm	11 Good		
XP	5 Ulmus pumila	Siberian Elm	12 Fair	Multi-stem	
XP	6 Juniperus virginiana	Red Cedar	6 Good		
XP	7 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XG	8 Pinus sylvestris	Scotch Pine	7 Good		
XP	9 Ulmus pumila	Siberian Elm	11 Good		
XG	10 Pinus sylvestris	Scotch Pine	7 Good		
XG	11 Ulmus pumila	Siberian Elm	10 Good		
XG	12 Ulmus pumila	Siberian Elm	9 Good		
XG	13 Ulmus pumila	Siberian Elm	17 Fair		
XG	14 Ulmus pumila	Siberian Elm	8 Good		
XP	15 Ulmus pumila	Siberian Elm	9 Fair		
XP	16 Ulmus pumila	Siberian Elm	11 Fair		
XP	17 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	18 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	19 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	20 Pinus sylvestris	Scotch Pine	12 Good		
XP	21 Pinus sylvestris	Scotch Pine	12 Good		
XP	22 Ulmus pumila	Siberian Elm	8 Good		
XP	23 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	24 Juniperus virginiana	Red Cedar	15 Fair		
XP	25 Juniperus virginiana	Red Cedar	5 Good		
XP	26 Ulmus pumila	Siberian Elm	17 Fair		
XP	27 Juniperus virginiana	Red Cedar	10 Good		
XP	28 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	29 Pinus sylvestris	Scotch Pine	9 Good		
XP	30 Juniperus virginiana	Red Cedar	8 Good		
XP	31 Juniperus virginiana	Red Cedar	4 Good		
XP	32 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XG	33 Ulmus pumila	Siberian Elm	18 Fair	Multi-stem	
XP	34 Ulmus pumila	Siberian Elm	13 Fair		
XP	35 Pinus sylvestris	Scotch Pine	6 Good		
XG	36 Ulmus pumila	Siberian Elm	12 Fair		
XP	37 Picea glauca	White Spruce	6 Good		
XP	38 Juniperus virginiana	Red Cedar	6 Good		
XP	39 Juniperus virginiana	Red Cedar	8 Good		
XP	40 Ulmus pumila	Siberian Elm	8 Fair		
XP	41 Ulmus pumila	Siberian Elm	8 Good		
XP	42 Prunus virginiana	White Spruce	4 Good		
XG	43 Ulmus pumila	Siberian Elm	8 Fair		
XP	44 Pinus sylvestris	Scotch Pine	12 Fair		
XP	45 Juniperus virginiana	Red Cedar	6 Good		
XP	46 Pinus resinosa	Red Pine	12 Good		
XP	47 Pinus resinosa	Red Pine	14 Good		
XP	48 Ulmus pumila	Siberian Elm	9 Good		
XP	49 Ulmus pumila	Siberian Elm	19 Good		
XP	50 Juniperus virginiana	Red Cedar	4 Good		
XP	51 Pinus resinosa	Red Pine	15 Good		
XP	52 Pinus resinosa	Red Pine	14 Fair		
XP	53 Pinus sylvestris	Scotch Pine	8 Good		
XP	54 Juniperus virginiana	Red Cedar	6 Good		
XP	55 Juniperus virginiana	Red Cedar	6 Good		
XP	56 Juniperus virginiana	Red Cedar	6 Good		
XP	57 Pinus resinosa	Red Pine	13 Fair		
XP	58 Ulmus pumila	Siberian Elm	12 Good		
XP	59 Pinus resinosa	Red Pine	12 Fair		
XP	60 Ulmus pumila	Siberian Elm	11 Fair		
XG	61 Pinus resinosa	Red Pine	14 Fair		
XG	62 Quercus rubra	Red Oak	8 Good		
XG	63 Pinus resinosa	Red Pine	7 Good		
XP	64 Pinus sylvestris	Scotch Pine	12 Good		
XP	65 Pinus resinosa	Red Pine	14 Fair		
XP	66 Ulmus pumila	Siberian Elm	8 Good		
XP	67 Pinus resinosa	Red Pine	13 Fair		
XP	68 Pinus sylvestris	Scotch Pine	12 Good		
XP	69 Pinus resinosa	Red Pine	9 Good		
XP	70 Ulmus pumila	Siberian Elm	12 Good		
XP	71 Ulmus pumila	Siberian Elm	8 Fair		
XP	72 Ulmus pumila	Siberian Elm	8 Fair		
XP	73 Pinus sylvestris	Scotch Pine	9 Fair		
XP	74 Pinus sylvestris	Scotch Pine	5 Fair		
XP	75 Quercus rubra	Red Oak	8 Good		
XP	76 Pinus resinosa	Red Pine	13 Fair		
XP	77 Pinus resinosa	Red Pine	14 Fair		
XP	78 Pinus resinosa	Red Pine	14 Fair		
XP	79 Pinus resinosa	Red Pine	12 Fair		
XP	80 Pinus resinosa	Red Pine	11 Fair		
XP	81 Pinus resinosa	Red Pine	11 Fair		
XP	82 Pinus resinosa	Red Pine	7 Fair		
XP	83 Pinus resinosa	Red Pine	10 Fair		
XP	84 Pinus sylvestris	Scotch Pine	10 Fair		
XP	85 Juniperus virginiana	Red Cedar	6 Good		
XP	86 Pinus resinosa	Red Pine	12 Good		
XP	87 Pinus resinosa	Red Pine	12 Good		
XP	88 Pinus resinosa	Red Pine	12 Fair		
XP	89 Pinus resinosa	Red Pine	16 Good		
XP	90 Pinus sylvestris	Scotch Pine	5 Fair		
XP	91 Pinus resinosa	Red Pine	10 Fair		
XP	92 Pinus resinosa	Red Pine	12 Good		
XP	93 Juniperus virginiana	Red Cedar	4 Good		
XP	94 Juniperus virginiana	Red Cedar	4 Good		
XP	95 Ulmus pumila	Siberian Elm	10 Good		
XP	96 Pinus resinosa	Red Pine	12 Good		
XP	97 Pinus resinosa	Red Pine	15 Good		
XP	98 Juniperus virginiana	Red Cedar	7 Good		
XP	99 Juniperus virginiana	Red Cedar	8 Good		
XP	100 Juniperus virginiana	Red Cedar	6 Good		
XP	101 Ulmus pumila	Siberian Elm	13 Fair	Multi-stem	
XP	102 Pinus resinosa	Red Pine	8 Fair	Multi-stem	
XP	103 Pinus sylvestris	Scotch Pine	15 Fair		
XP	104 Pinus resinosa	Red Pine	13 Fair		
XP	105 Pinus resinosa	Red Pine	10 Fair		
XP	106 Ulmus pumila	Siberian Elm	15 Fair		
XP	107 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	108 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XP	109 Juniperus virginiana	Red Cedar	5 Good		
XP	110 Pinus resinosa	Red Pine	14 Fair		
XP	111 Pinus resinosa	Red Pine	11 Fair		
XP	112 Pinus resinosa	Red Pine	9 Fair	Multi-stem	
XP	113 Pinus resinosa	Red Pine	12 Fair		
XP	114 Pinus resinosa	Red Pine	12 Fair		
XP	115 Juniperus virginiana	Red Cedar	4 Good		
XP	116 Juniperus virginiana	Red Cedar	6 Good		
XP	117 Ulmus pumila	Siberian Elm	8 Fair		
XP	118 Pinus sylvestris	Scotch Pine	10 Good		
XP	119 Pinus sylvestris	Scotch Pine	8 Good		
XP	120 Pinus resinosa	Red Pine	14 Fair		
XP	121 Ulmus pumila	Siberian Elm	10 Good		
XP	122 Pinus sylvestris	Scotch Pine	4 Good		
XP	123 Ulmus pumila	Siberian Elm	15 Good		
XP	124 Juniperus virginiana	Red Cedar	8 Fair		
XP	125 Pinus resinosa	Red Pine	14 Fair		
XP	126 Pinus resinosa	Red Pine	10 Fair		
XP	127 Pinus sylvestris	Scotch Pine	6 Good		
XP	128 Pinus sylvestris	Scotch Pine	6 Good		
XP	129 Ulmus pumila	Siberian Elm	19 Good		
XP	130 Ulmus pumila	Siberian Elm	9 Good		
XP	131 Pinus resinosa	Red Pine	9 Dead		
XP	132 Juniperus virginiana	Red Cedar	6 Good		
XP	133 Pinus resinosa	Red Pine	12 Fair		
XP	134 Pinus resinosa	Red Pine	10 Fair		
XP	135 Pinus resinosa	Red Pine	10 Fair	Multi-stem	
XP	136 Pinus resinosa	Red Pine	11 Fair	Multi-stem	
XP	137 Pinus sylvestris	Scotch Pine	6 Good		
XP	138 Pinus resinosa	Red Pine	4 Good		
XP	139 Ulmus pumila	Siberian Elm	15 Good		
XP	140 Pinus sylvestris	Scotch Pine	4 Good		
XP	141 Pinus resinosa	Red Pine	13 Fair		
XP	142 Pinus resinosa	Red Pine	4 Good		
XP	143 Ulmus pumila	Siberian Elm	12 Fair	Multi-stem	
XP	144 Juniperus virginiana	Red Cedar	10 Good		
XP	145 Juniperus virginiana	Red Cedar	10 Good		
XP	146 Pinus sylvestris	Scotch Pine	12 Good		
XP	147 Juniperus virginiana	Red Cedar	14 Good	XG	
XP	148 Pinus resinosa	Red Pine	4 Good	XG	
XP	149 Pinus sylvestris	Scotch Pine	13 Good	XG	
XP	150 Pinus sylvestris	Scotch Pine	12 Good	XG	
XP	151 Juniperus virginiana	Red Cedar	12 Good	XG	
XP	152 Juniperus virginiana	Red Cedar	10 Good	XG	
XP	153 Pinus sylvestris	Scotch Pine	10 Good	XG	
XP	154 Pinus sylvestris	Scotch Pine	16 Good		
XP	155 Pinus sylvestris	Scotch Pine	6 Fair	XG	
XP	156 Pinus sylvestris	Scotch Pine	15 Fair	XG	
XP	157 Pinus sylvestris	Scotch Pine	6 Fair		
XP	158 Pinus sylvestris	Scotch Pine	4 Fair		
XP	159 Pinus sylvestris	Scotch Pine	8 Fair		
XP	160 Pinus sylvestris	Scotch Pine	14 Fair		
XP	161 Pinus sylvestris	Scotch Pine	6 Fair		
XP	162 Pinus sylvestris	Scotch Pine	14 Fair		
XP	163 Pinus sylvestris	Scotch Pine	4 Fair		
XP	164 Pinus sylvestris	Scotch Pine	13 Fair		
XP	165 Pinus sylvestris	Scotch Pine	8 Fair		
XP	166 Pinus sylvestris	Scotch Pine	5 Fair		
XP	167 Pinus sylvestris	Scotch Pine	7 Fair		
XP	168 Pinus sylvestris	Scotch Pine	10 Fair		
XP	169 Pinus resinosa	Red Pine	16 Fair		
XP	170 Juniperus virginiana	Red Cedar	9 Fair		
XP	171 Pinus sylvestris	Scotch Pine	11 Fair		
XP	172 Pinus sylvestris	Scotch Pine	7 Fair		
XP	173 Pinus resinosa	Red Pine	14 Fair		
XP	174 Juniperus virginiana	Red Cedar	9 Fair		
XP	175 Pinus resinosa	Red Pine	11 Fair		
XP	176 Juniperus virginiana	Red Cedar	10 Fair		
XP	177 Pinus resinosa	Red Pine	12 Fair	Multi-stem	
XP	178 Pinus sylvestris	Scotch Pine	10 Fair		
XP	179 Pinus sylvestris	Scotch Pine	4 Fair		
XP	180 Pinus sylvestris	Scotch Pine	6 Fair		
XP	181 Pinus sylvestris	Scotch Pine	6 Fair		
XP	182 Pinus sylvestris	Scotch Pine	14 Fair		
XP	183 Pinus sylvestris	Scotch Pine	14 Fair		
XP	184 Pinus sylvestris	Scotch Pine	5 Fair		
XP	185 Pinus sylvestris	Scotch Pine	12 Fair		
XP	186 Pinus sylvestris	Scotch Pine	5 Fair		
XP	187 Pinus sylvestris	Scotch Pine	12 Fair		
XP	188 Pinus sylvestris	Scotch Pine	14 Fair		
XP	189 Pinus sylvestris	Scotch Pine	7 Fair		
XP	190 Pinus sylvestris	Scotch Pine	6 Fair		
XP	191 Pinus sylvestris	Scotch Pine	12 Fair		
XP	192 Juniperus virginiana	Red Cedar	5 Fair		
XP	193 Pinus sylvestris	Scotch Pine	8 Fair		
XP	194 Ulmus pumila	Siberian Elm	9 Fair		
XP	195 Juniperus virginiana	Red Cedar	14 Fair		
XP	196 Juniperus virginiana	Red Cedar	8 Fair		
XP	197 Pinus resinosa	Red Pine	16 Fair		
XP	198 Juniperus virginiana	Red Cedar	12 Fair		
XP	199 Juniperus virginiana	Red Cedar	8 Fair		
XP	200 Juniperus virginiana	Red Cedar	15 Fair		
	201 Pinus sylvestris	Scotch Pine	18 Fair		
	202 Pinus sylvestris	Scotch Pine	9 Poor	Decay	
	203 Pinus sylvestris	Scotch Pine	10 Poor	Decay	
	204 Pinus sylvestris	Scotch Pine	11 Fair		
	205 Pinus sylvestris	Scotch Pine	11 Fair		
	206 Pinus sylvestris	Scotch Pine	9 Fair		
	207 Pinus sylvestris	Scotch Pine	10 Fair		
	208 Pinus sylvestris	Scotch Pine	7 Fair		
XG	209 Juniperus virginiana	Red Cedar	8 Fair	Multi-stem	
XG	210 Juniperus virginiana	Red Cedar	10 Fair		
XG	211 Juniperus virginiana	Red Cedar	5 Fair		
XG	212 Pinus sylvestris	Scotch Pine	5 Fair		
XG	213 Pinus sylvestris	Scotch Pine	13 Fair		
XG	214 Pinus sylvestris	Scotch Pine	7 Fair		
	215 Juniperus virginiana	Red Cedar	6 Fair		
	216 Ulmus pumila	Siberian Elm	10 Fair	Multi-stem	
	217 Pinus sylvestris	Scotch Pine	6 Fair		
	218 Pinus sylvestris	Scotch Pine	5 Fair		
	219 Pinus sylvestris	Scotch Pine	4 Fair		
	220 Pinus sylvestris	Scotch Pine	10 Fair		
	221 Pinus sylvestris	Scotch Pine	12 Good		
XG	222 Pinus sylvestris	Scotch Pine	4 Fair		
XG	223 Ulmus pumila	Siberian Elm	16 Fair		
XG	224 Pinus sylvestris	Scotch Pine	15 Fair		
XG	225 Pinus sylvestris	Scotch Pine	10 Fair		
XG	226 Pinus sylvestris	Scotch Pine	9 Fair		
XG	227 Pinus sylvestris	Scotch Pine	5 Fair		
XG	228 Pinus sylvestris	Scotch Pine	10 Fair		
XG	229 Pinus sylvestris	Scotch Pine	10 Fair		
XG	230 Pinus sylvestris	Scotch Pine	5 Fair		
XG	231 Juniperus virginiana	Red Cedar	5 Fair		
XG	232 Pinus sylvestris	Scotch Pine	4 Fair		
XG	233 Ulmus pumila	Siberian Elm	12 Fair		
XG	234 Pinus sylvestris	Scotch Pine	12 Fair		
XG	235 Pinus sylvestris	Scotch Pine	11 Fair	Multi-stem	
	236 Juniperus virginiana	Red Cedar	6 Fair	Multi-stem	
XG	237 Pinus sylvestris	Scotch Pine	6 Fair		
XG	238 Pinus sylvestris	Scotch Pine	12 Fair		
XG	239 Pinus sylvestris	Scotch Pine	5 Fair		
XG	240 Pinus sylvestris	Scotch Pine	5 Fair		
XG	241 Pinus sylvestris	Scotch Pine	8 Fair		
	242 Quercus rubra	Red Oak	7 Good		
	243 Juniperus virginiana	Red Cedar	8 Fair		
XG	244 Pinus sylvestris	Scotch Pine	12 Fair		
XG	245 Pinus sylvestris	Scotch Pine	6 Fair		
XG	246 Pinus sylvestris	Scotch Pine	6 Fair		
XG	247 Pinus sylvestris	Scotch Pine	7 Fair		
XG	248 Pinus sylvestris	Scotch Pine	8 Fair		
XG	249 Pinus sylvestris	Scotch Pine	6 Fair		
XG	250 Pinus sylvestris	Scotch Pine	7 Fair		
	251 Juniperus virginiana	Red Cedar	5 Fair		
XG	252 Pinus sylvestris	Scotch Pine	7 Fair		
XG	253 Pinus sylvestris	Scotch Pine	5 Fair		
XG	254 Pinus sylvestris	Scotch Pine	8 Fair		
XG	255 Pinus sylvestris	Scotch Pine	6 Fair		
XG	256 Pinus sylvestris	Scotch Pine	10 Fair		
XG	257 Pinus sylvestris	Scotch Pine	6 Fair		
XG	258 Pinus sylvestris	Scotch Pine	9 Fair		
XG	259 Pinus sylvestris	Scotch Pine	10 Fair		
XG	260 Pinus sylvestris	Scotch Pine	12 Fair		
XG	261 Pinus sylvestris	Scotch Pine	9 Fair		
XG	262 Pinus sylvestris	Scotch Pine	9 Fair		
	263 Ulmus pumila	Siberian Elm	9 Fair		
XG	264 Pinus sylvestris	Scotch Pine	5 Fair		
XG	265 Pinus sylvestris	Scotch Pine	7 Fair		
XG	266 Pinus sylvestris	Scotch Pine	5 Fair		
XG	267 Pinus sylvestris	Scotch Pine	4 Fair		
XG	268 Pinus sylvestris	Scotch Pine	8 Fair	Multi-stem	
XG	269 Pinus sylvestris	Scotch Pine	5 Fair		
XG	270 Ulmus pumila	Siberian Elm	15 Fair		
XG	271 Pinus sylvestris	Scotch Pine	5 Fair		
XG	272 Pinus sylvestris	Scotch Pine	10 Fair		
XG	273 Pinus sylvestris	Scotch Pine	10 Fair		
XG	274 Pinus sylvestris	Scotch Pine	4 Fair		
XG	275 Pinus sylvestris	Scotch Pine	8 Fair		
XG	276 Pinus sylvestris	Scotch Pine	8 Fair		
XG	277 Ulmus pumila	Siberian Elm	14 Fair		
XG	278 Pinus sylvestris	Scotch Pine	7 Fair		
XG	279 Pinus sylvestris	Scotch Pine	8 Fair		
XG	280 Pinus sylvestris	Scotch Pine	6 Fair		
XG	281 Pinus sylvestris	Scotch Pine	5 Fair		
XG	282 Pinus sylvestris	Scotch Pine	5 Fair		
XG	283 Pinus sylvestris	Scotch Pine	7 Fair		
XG	284 Pinus sylvestris	Scotch Pine	6 Fair		
XG	285 Pinus sylvestris	Scotch Pine	6 Fair		
XG	286 Pinus sylvestris	Scotch Pine	6 Fair		
XG	287 Juniperus virginiana	Red Cedar	5 Fair	Multi-stem	
XG	288 Pinus sylvestris	Scotch Pine	10 Fair		
XG	289 Pinus sylvestris	Scotch Pine	7 Fair		
XG	290 Pinus sylvestris	Scotch Pine	6 Fair		
XG	291 Pinus sylvestris	Scotch Pine	6 Fair		
XG	292 Juniperus virginiana	Red Cedar	4 Fair		
XG	293 Pinus sylvestris	Scotch Pine	10 Fair		
XG	294 Pinus sylvestris	Scotch Pine	10 Fair		
XG	295 Pinus sylvestris	Scotch Pine	7 Fair		
XG	296 Pinus sylvestris	Scotch Pine	5 Fair		
XG	297 Ulmus pumila	Siberian Elm	5 Fair	Multi-stem	
XG	298 Pinus sylvestris	Scotch Pine	5 Poor	Decay	
XG	299 Pinus sylvestris	Scotch Pine	8 Fair		
XG	300 Pinus sylvestris	Scotch Pine	16 Fair		
XG	301 Pinus sylvestris	Scotch Pine	10 Fair		
XG	302 Pinus sylvestris	Scotch Pine	8 Fair		
XG	303 Pinus sylvestris	Scotch Pine	4 Fair		
XG	304 Pinus sylvestris	Scotch Pine	8 Fair		
XG	305 Pinus sylvestris	Scotch Pine	9 Fair		
XG	306 Pinus sylvestris	Scotch Pine	9 Fair		
XG	307 Pinus sylvestris	Scotch Pine	8 Fair	Multi-stem	
XG	308 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XG	309 Pinus sylvestris	Scotch Pine	5 Fair		
XG	310 Pinus sylvestris	Scotch Pine	10 Fair		
XG	311 Pinus sylvestris	Scotch Pine	7 Fair		
XG	312 Pinus sylvestris	Scotch Pine	4 Fair		
XG	313 Juniperus virginiana	Red Cedar	9 Fair		
XG	314 Juniperus virginiana	Red Cedar	11 Fair		
	315 Pinus sylvestris	Scotch Pine	10 Good		
XG	316 Pinus sylvestris	Scotch Pine	20 Good		
XG	317 Pinus sylvestris	Scotch Pine	11 Fair		
XG	318 Pinus resinosa	Red Pine	13 Good		
XG	319 Pinus sylvestris	Scotch Pine	12 Fair		
XG	320 Pinus sylvestris	Scotch Pine	9 Fair		
XG	321 Pinus sylvestris	Scotch Pine	7 Fair		
XG	322 Pinus sylvestris	Scotch Pine	8 Fair		
XG	323 Pinus sylvestris	Scotch Pine	6 Fair		
XG	324 Pinus sylvestris	Scotch Pine	5 Fair		
XG	325 Pinus sylvestris	Scotch Pine	11 Fair	Multi-stem	
XG	326 Ulmus pumila	Siberian Elm	8 Fair	Multi-stem	
XG	327 Juniperus virginiana	Red Cedar	5 Fair	Multi-stem	
XG	328 Pinus sylvestris	Scotch Pine	5 Fair		
XG	329 Pinus sylvestris	Scotch Pine	6 Fair		
XG	330 Juniperus virginiana	Red Cedar	6 Good		
XG	331 Pinus sylvestris	Scotch Pine	4 Fair		
XG	332 Juniperus virginiana	Red Cedar	5 Good		
XG	333 Pinus sylvestris	Scotch Pine	6 Fair		
XG	334 Juniperus virginiana	Red Cedar	5 Good		
XG	335 Pinus sylvestris	Scotch Pine	12 Good		
XG	336 Pinus sylvestris	Scotch Pine	6 Good		
XG	337 Pinus sylvestris	Scotch Pine	12 Good		
XG	338 Pinus sylvestris	Scotch Pine	10 Fair		
XG	339 Pinus resinosa	Red Pine	16 Good		
XG	340 Pinus resinosa	Red Pine	10 Good		
XG	341 Juniperus virginiana	Red Cedar	10 Fair		
XG	342 Juniperus virginiana	Red Cedar	6 Fair		
XG	343 Pinus sylvestris	Scotch Pine	12 Fair		
XG	344 Pinus sylvestris	Scotch Pine	12 Fair		
XG	345 Pinus sylvestris	Scotch Pine	8 Fair		
XG	346 Pinus sylvestris	Scotch Pine	8 Good		
XG	347 Pinus sylvestris	Scotch Pine	12 Good		
XG	348 Pinus sylvestris	Scotch Pine	5 Good		
XG	349 Pinus sylvestris	Scotch Pine	6 Fair		
XG	350 Pinus sylvestris	Scotch Pine	11 Good		
XG	351 Pinus sylvestris	Scotch Pine	12 Good		
XG	352 Pinus sylvestris	Scotch Pine	12 Fair		
XG	353 Pinus sylvestris	Scotch Pine	11 Good		
XG	354 Pinus sylvestris	Scotch Pine	11 Fair		
XG	355 Pinus sylvestris	Scotch Pine	5 Fair		
XG	356 Pinus sylvestris	Scotch Pine	15 Good	Multi-stem	
XG	357 Pinus sylvestris	Scotch Pine	11 Good		
XG	358 Pinus sylvestris	Scotch Pine	6 Good		
XG	359 Pinus resinosa	Red Pine	12 Good		
XG	360 Pinus resinosa	Red Pine	6 Good		
XG	361 Juniperus virginiana	Red Cedar	10 Good		
XG	362 Pinus sylvestris	Scotch Pine	7 Good		
	363 Ulmus pumila	Siberian Elm	8 Good		
	364 Pinus sylvestris	Scotch Pine	8 Fair		
	365 Pinus sylvestris	Scotch Pine	8 Good		
	366 Pinus sylvestris	Scotch Pine	8 Fair		
	367 Ulmus pumila	Siberian Elm	8 Fair		
	368 Ulmus pumila	Siberian Elm	4 Good		
	369 Ulmus pumila	Siberian Elm	9 Good		
	370 Ulmus pumila	Siberian Elm	6 Fair		
	371 Juniperus virginiana	Red Cedar	8 Good		
	372 Ulmus pumila	Siberian Elm	14 Good		
	373 Ulmus pumila	Siberian Elm	17 Fair		
	374 Ulmus pumila	Siberian Elm	10 Good		
	375 Juniperus virginiana	Red Cedar	5 Good		
	376 Ulmus pumila	Siberian Elm	10 Good		
	377 Ulmus pumila	Siberian Elm	16 Good		
	378 Ulmus pumila	Siberian Elm	13 Good	Multi-stem	
	379 Ulmus pumila	Siberian Elm	11 Fair		
	380 Ulmus pumila	Siberian Elm	13 Fair		
	381 Ulmus pumila	Siberian Elm	12 Fair	Multi-stem	
	382 Ulmus pumila	Siberian Elm	9 Fair	Multi-stem	
	383 Ulmus pumila	Siberian Elm	10 Fair		
	384 Ulmus pumila	Siberian Elm	10 Fair		
	385 Ulmus pumila	Siberian Elm	8 Fair		
	386 Ulmus pumila	Siberian Elm	8 Fair		
	387 Ulmus pumila	Siberian Elm	10 Fair		
	388 Ulmus pumila	Siberian Elm	10 Fair		
	389 Ulmus pumila	Siberian Elm	7 Good		
	390 Ulmus pumila	Siberian Elm	12 Good		
	391 Ulmus pumila	Siberian Elm	10 Fair		
	392 Ulmus pumila	Siberian Elm	10 Fair		
	393 Ulmus pumila	Siberian Elm	9 Good		
	394 Ulmus pumila	Siberian Elm	8 Good		
	395 Ulmus pumila	Siberian Elm	8 Good		
	396 Ulmus pumila	Siberian Elm	12 Good		
	397 Ulmus pumila	Siberian Elm	14 Good		
	398 Ulmus pumila	Siberian Elm	12 Good		
	399 Ulmus pumila	Siberian Elm	10 Good		
	400 Pinus sylvestris	Scotch Pine	8 Good	XG	
	401 Pinus sylvestris	Scotch Pine	9 Fair		
	402 Pinus sylvestris	Scotch Pine	8 Good		
	403 Pinus sylvestris	Scotch Pine	12 Good	XG	
	404 Pinus sylvestris	Scotch Pine	10 Good	XG	
	405 Pinus sylvestris	Scotch Pine	12 Fair	XG	
	406 Pinus sylvestris	Scotch Pine	8 Good	XG	
	407 Pinus sylvestris	Scotch Pine	14 Good	XG	
	408 Pinus sylvestris	Scotch Pine	12 Fair	Multi-stem	
	409 Pinus sylvestris	Scotch Pine	5 Good	XG	
	410 Pinus sylvestris	Scotch Pine	10 Good	XG	
	411 Pinus sylvestris	Scotch Pine	11 Good	XG	
	412 Pinus sylvestris	Scotch Pine	7 Good	XG	
	413 Pinus sylvestris	Scotch Pine	10 Good	XG	
	414 Juniperus virginiana	Red Cedar	5 Good	XG	
	415 Pinus sylvestris	Scotch Pine	11 Good	XG	
	416 Pinus sylvestris	Scotch Pine	10 Good	XG	
	417 Pinus sylvestris	Scotch Pine	4 Good	XG	
	418 Pinus sylvestris	Scotch Pine	7 Good	XG	
	419 Pinus sylvestris	Scotch Pine	10 Good	XG	
	420 Juniperus virginiana	Red Cedar	6 Good	Multi-stem	
	421 Pinus sylvestris	Scotch Pine	12 Good	XG	
	422 Pinus sylvestris	Scotch Pine	16 Good	XG	
	423 Pinus sylvestris	Scotch Pine	5 Good	XG	
	424 Pinus sylvestris	Scotch Pine	4 Good	XG	
	425 Pinus sylvestris	Scotch Pine	11 Good	XG	
	426 Pinus sylvestris	Scotch Pine	9 Fair	XG	
	427 Pinus sylvestris	Scotch Pine	14 Good	XG	
	428 Quercus rubra	Red Oak	8 Fair	XG	
	429 Juniperus virginiana	Red Cedar	9 Good	XG	
	430 Pinus sylvestris	Scotch Pine	11 Good	XG	
	431 Pinus sylvestris	Scotch Pine	11 Good	XG	
	432 Pinus sylvestris	Scotch Pine	9 Fair	XG	
	433 Quercus rubra	Red Oak	8 Good	XG	
	434 Ulmus pumila	Siberian Elm	9 Good	XG	
	435 Juniperus virginiana	Red Cedar	6 Fair	XG	
	436 Ulmus pumila	Siberian Elm	10 Fair	XG	
	437 Juniperus virginiana	Red Cedar	6 Fair	XG	
	438 Pinus sylvestris	Scotch Pine	13 Good	XG	
	439 Pinus sylvestris	Scotch Pine	4 Fair	XG	
	440 Pinus sylvestris	Scotch Pine	10 Fair	XG	
	441 Pinus sylvestris	Scotch Pine	11 Fair	XG	
	442 Pinus sylvestris	Scotch Pine	6 Good	XG	
	443 Pinus sylvestris	Scotch Pine	4 Fair	XG	
	444 Pinus sylvestris	Scotch Pine	12 Good	XG	
	445 Pinus sylvestris	Scotch Pine	12 Fair	XG	
	446 Pinus sylvestris	Scotch Pine	12 Good	XG	
	447 Pinus sylvestris	Scotch Pine	11 Good	XG	
	448 Pinus sylvestris	Scotch Pine	12 Good	XG	
	449 Pinus sylvestris	Scotch Pine	11 Good	XG	
	450 Pinus sylvestris	Scotch Pine	12 Good	XG	
	451 Pinus sylvestris	Scotch Pine	12 Good	XG	
	452 Pinus sylvestris	Scotch Pine	12 Good	XG	
	453 Pinus sylvestris	Scotch Pine	5 Fair	XG	
	454 Pinus sylvestris	Scotch Pine	12 Good	XG	
	455 Pinus sylvestris	Scotch Pine	8 Good	XG	
	456 Pinus sylvestris	Scotch Pine	8 Good	XG	
	457 Pinus sylvestris	Scotch Pine	10 Good	XG	
	458 Pinus sylvestris	Scotch Pine	16 Good	XG	
	459 Pinus sylvestris	Scotch Pine	12 Good	XG	
	460 Pinus sylvestris	Scotch Pine	12 Good	XG	
	461 Pinus sylvestris	Scotch Pine	11 Good	XG	
	462 Pinus sylvestris	Scotch Pine	13 Good	XG	
	463 Pinus sylvestris	Siberian Elm	21 Fair	XG	
	464 Pinus sylvestris	Siberian Elm	9 Good	XG	
	465 Pinus sylvestris	Siberian Elm	12 Fair	XG	
	466 Pinus sylvestris	Siberian Elm	11 Good	XG	
	467 Pinus sylvestris	Siberian Elm	11 Good	XG	
	468 Pinus sylvestris	Siberian Elm	12 Fair



1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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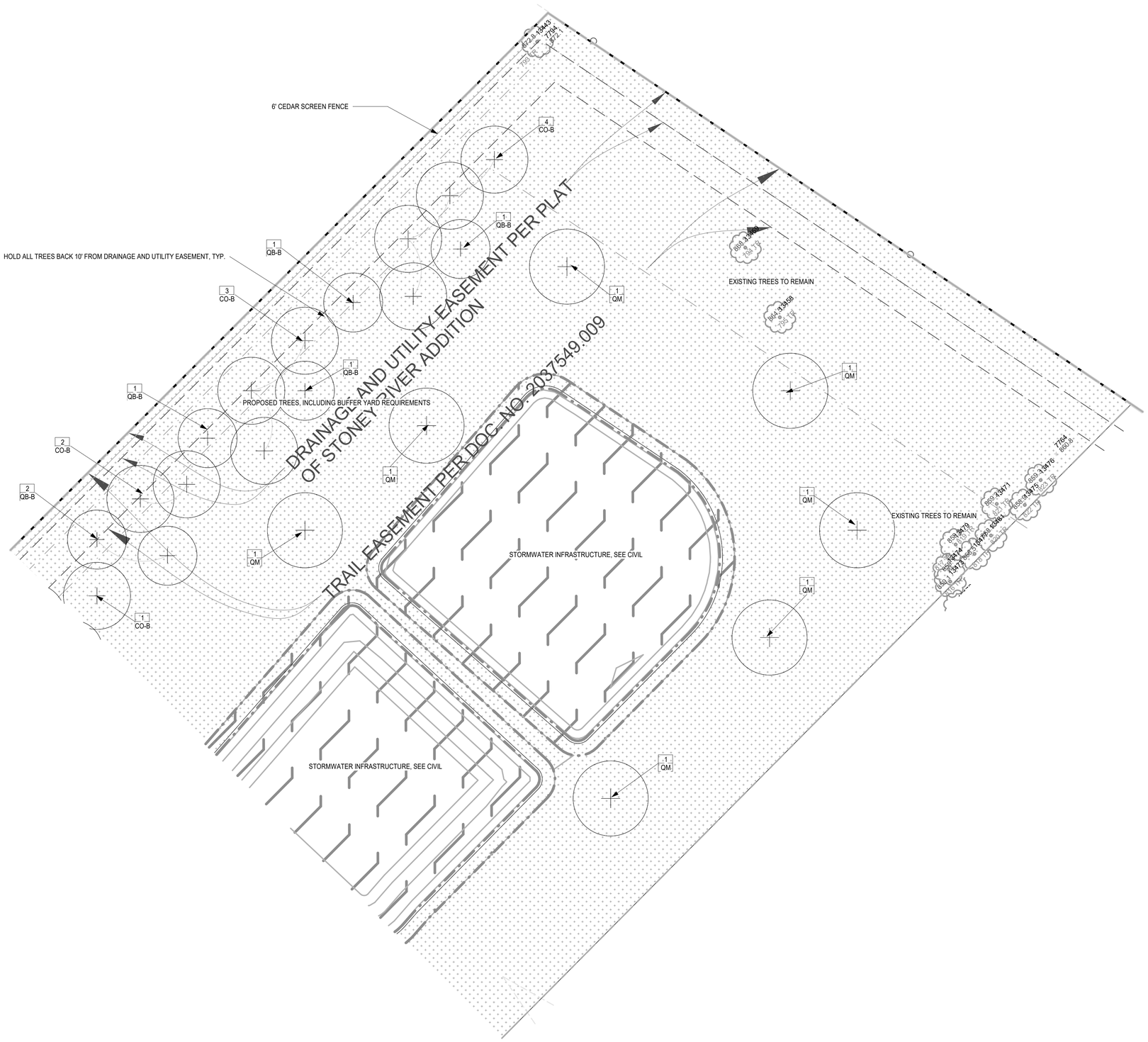

1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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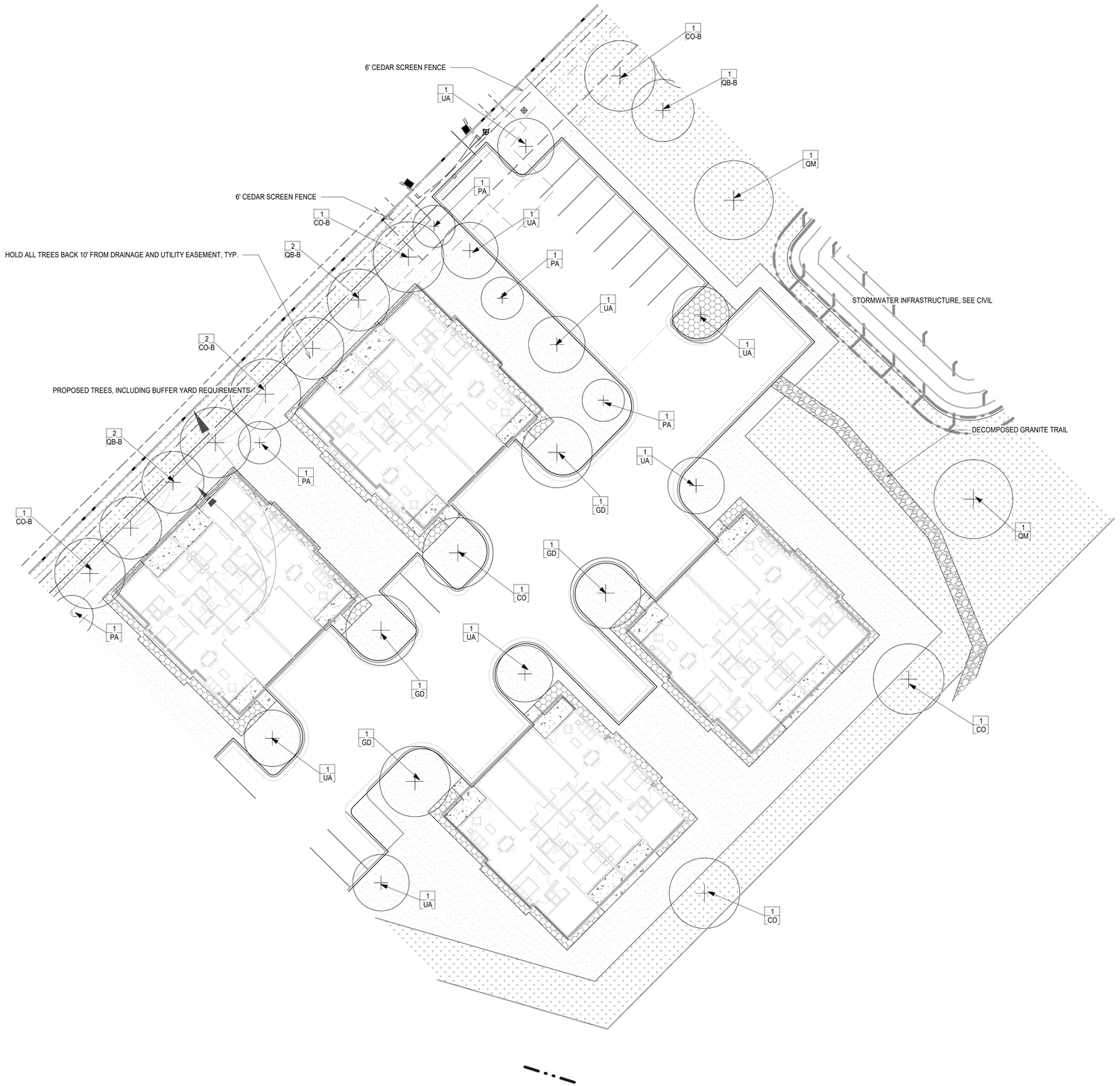

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS1101

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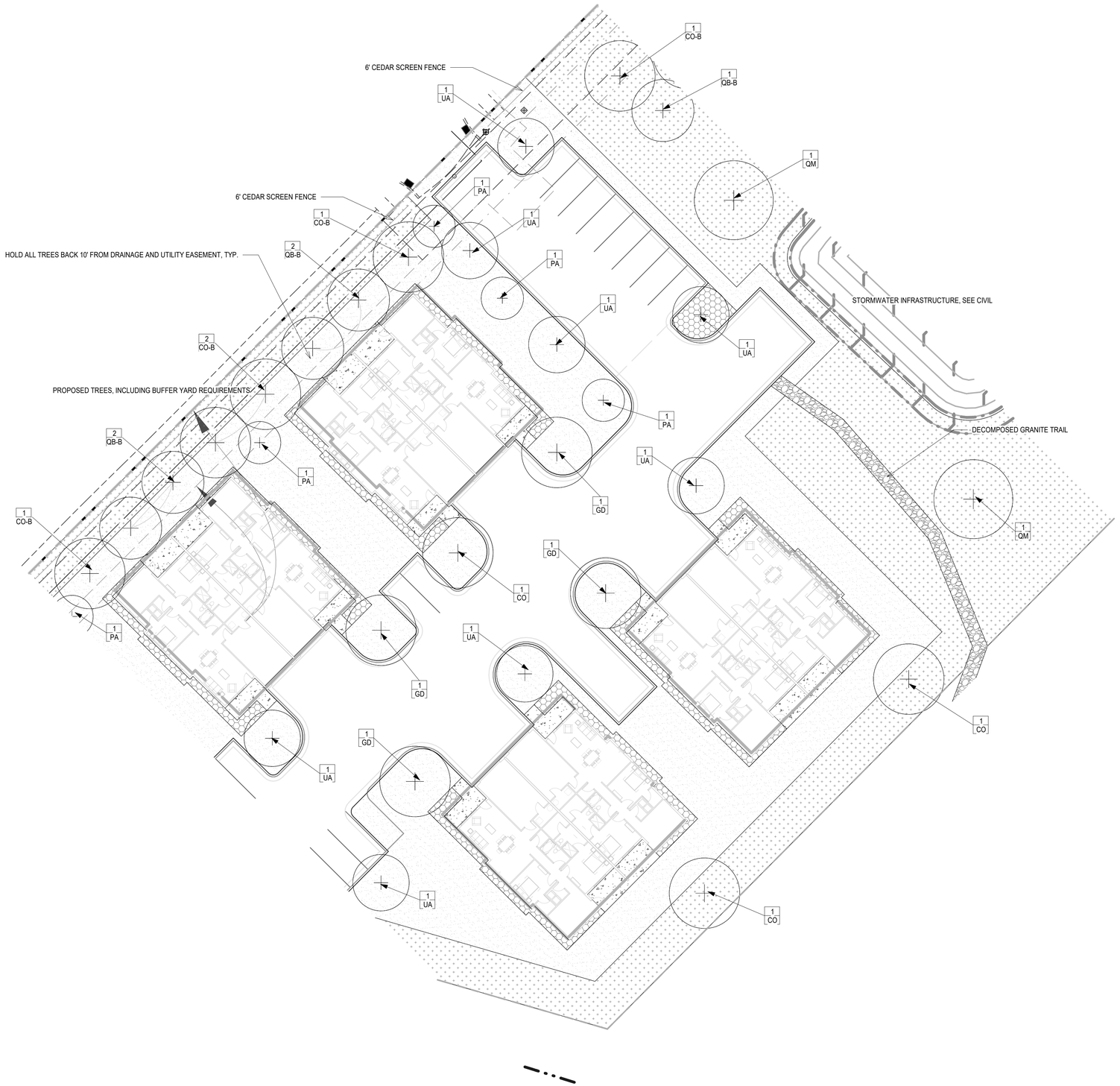

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

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DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET NUMBER
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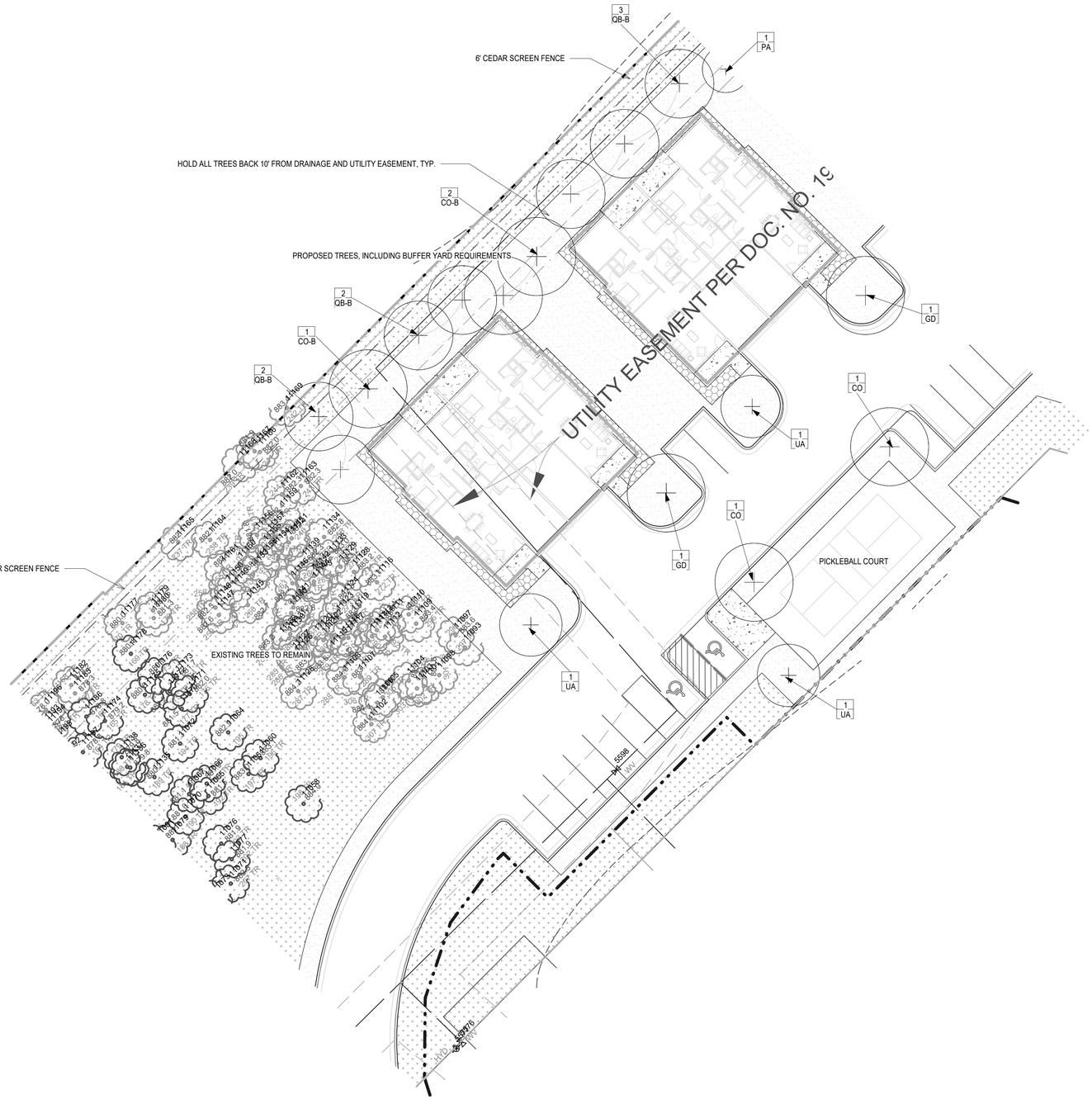

1 LS1102 TOWNHOMES ZONE C - LANDSCAPE PLAN

1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS1102

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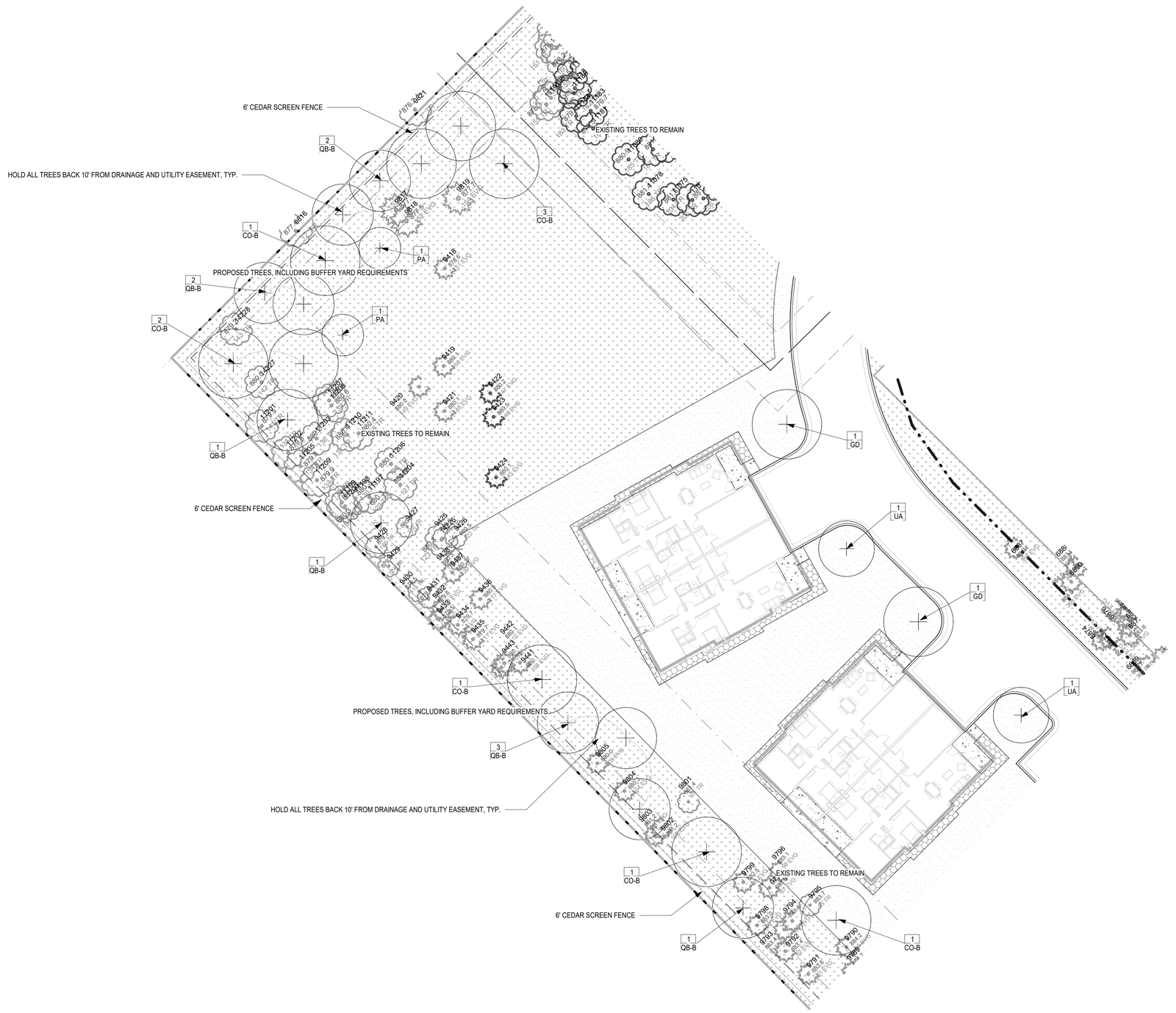

1 LS1103 TOWNHOMES ZONE D - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET NUMBER
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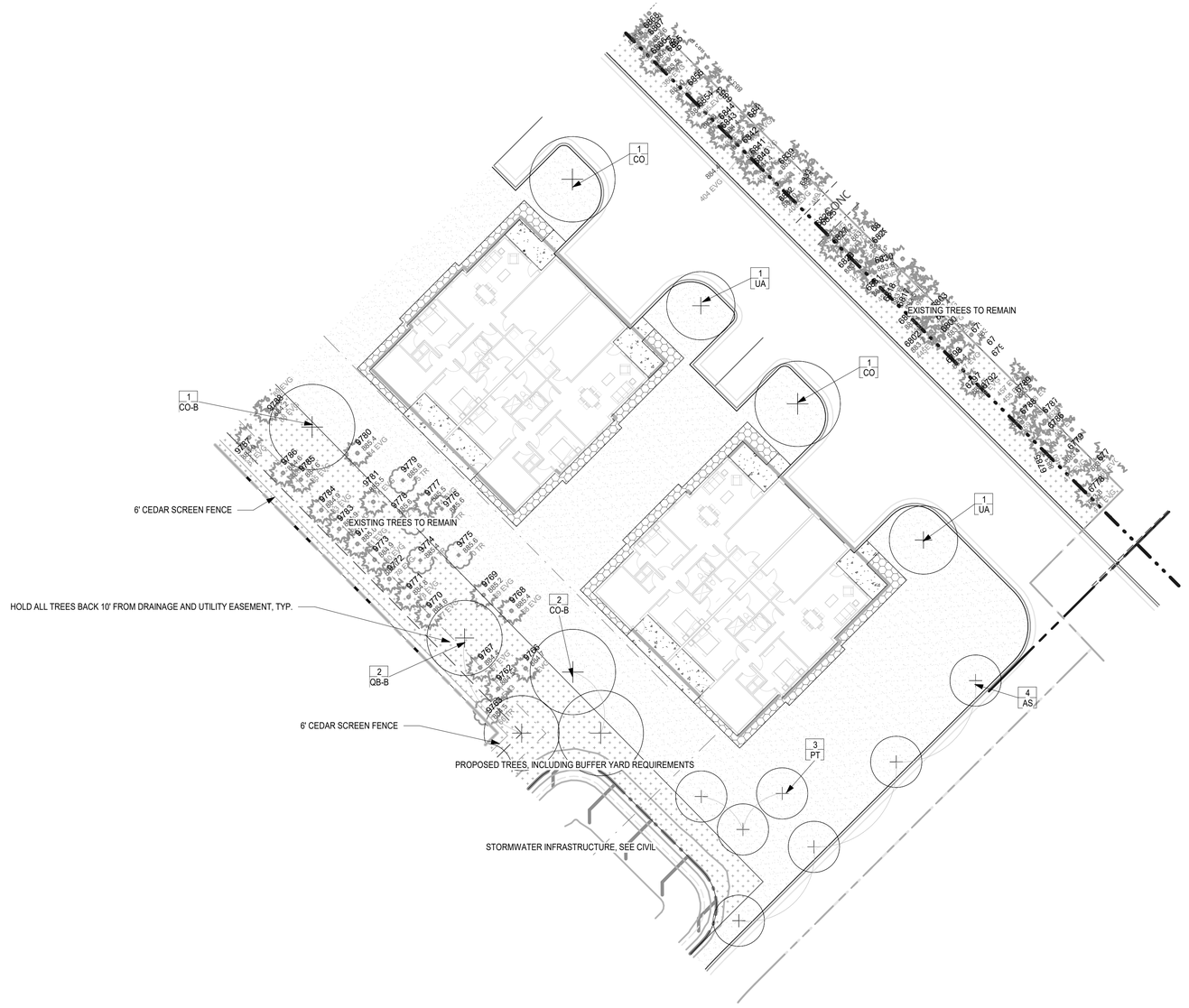

1 LS1104 TOWNHOMES ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
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60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

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SHEET NUMBER
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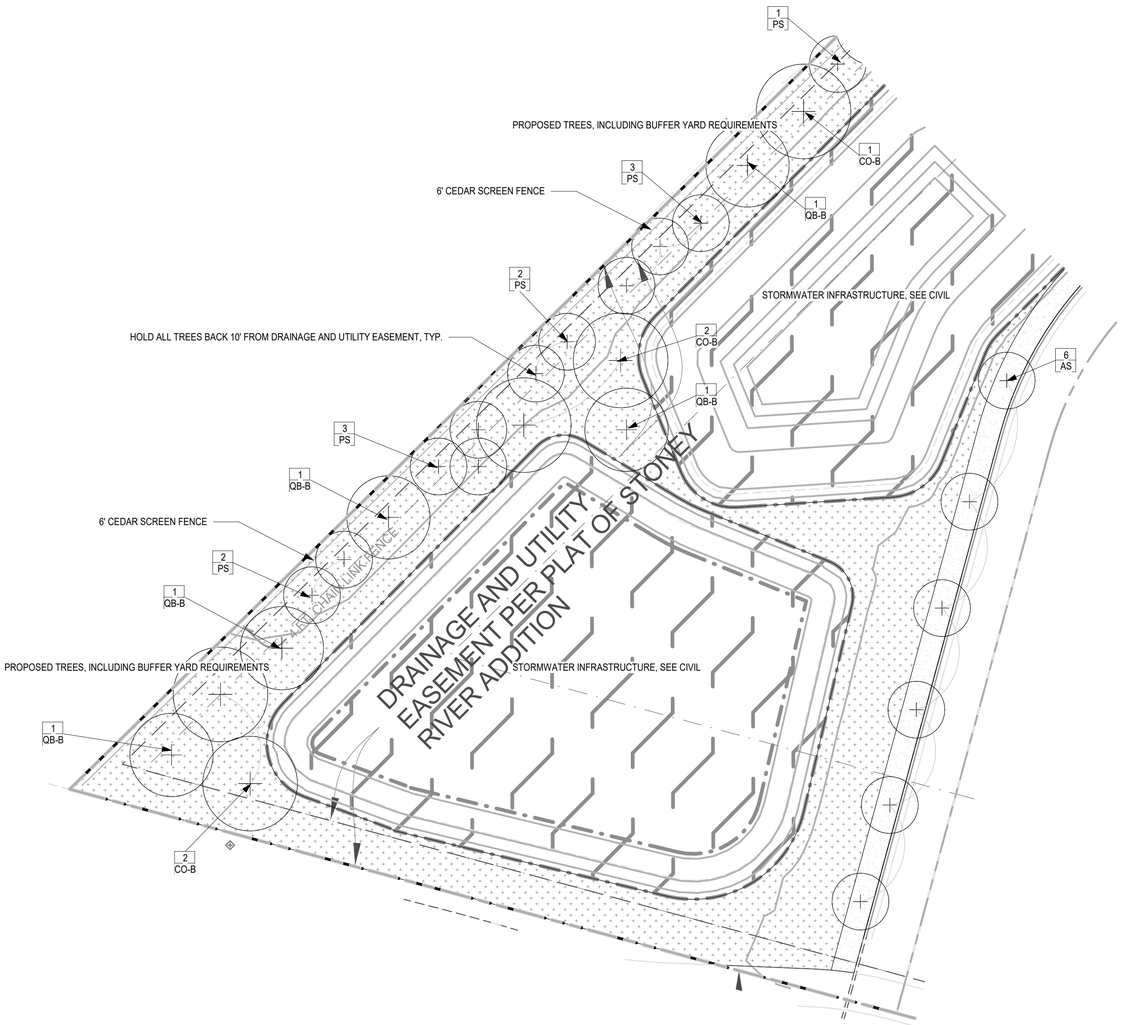

1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
LS1105

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1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
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1 LS2106 SENIOR BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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2	2024-03-12	SITE PLAN REVIEW r1

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COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS2106

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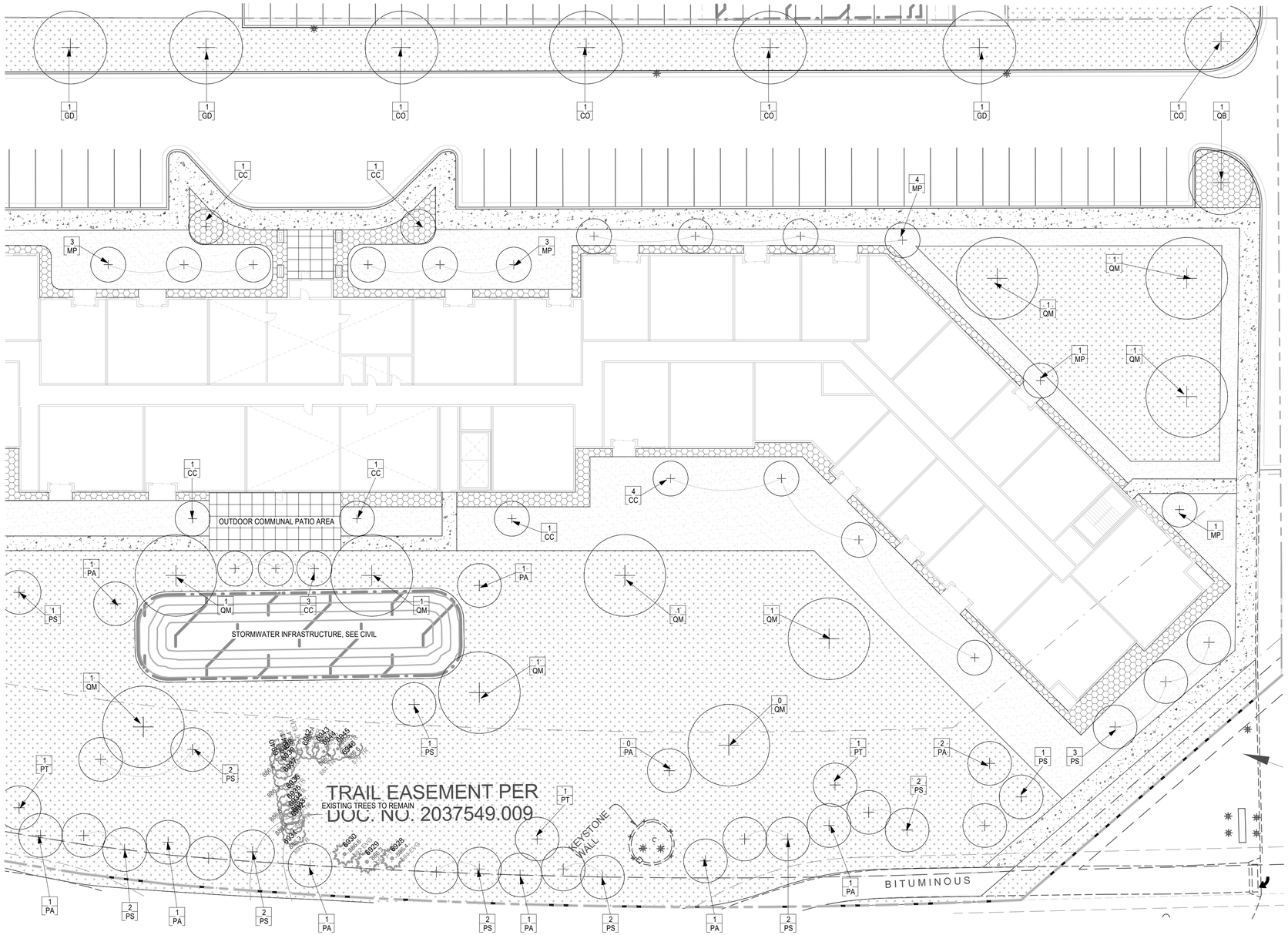

1 LS2201 SENIOR BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
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CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS2201

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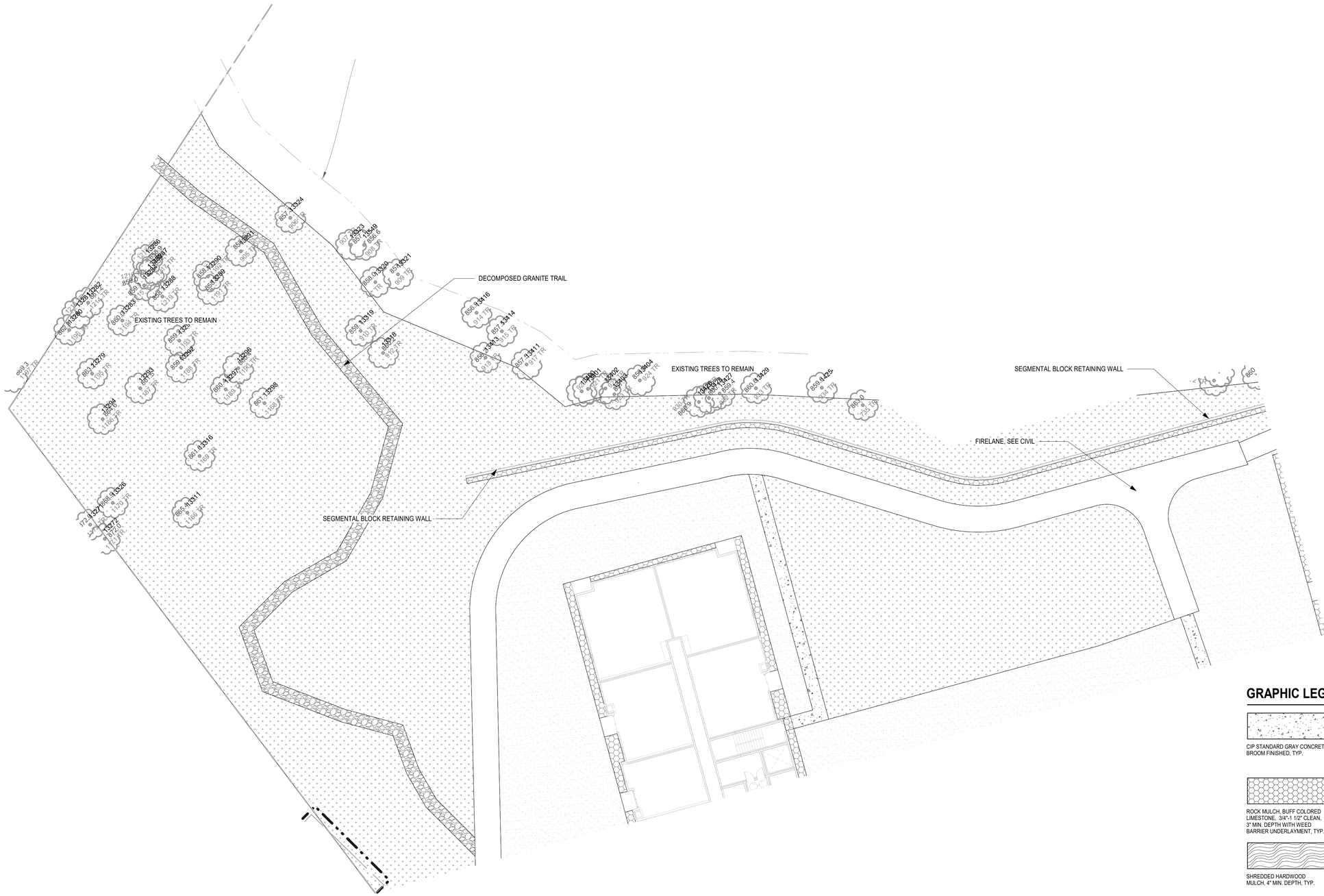

1 LS3108 ALL AGES BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
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- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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ALL AGES BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
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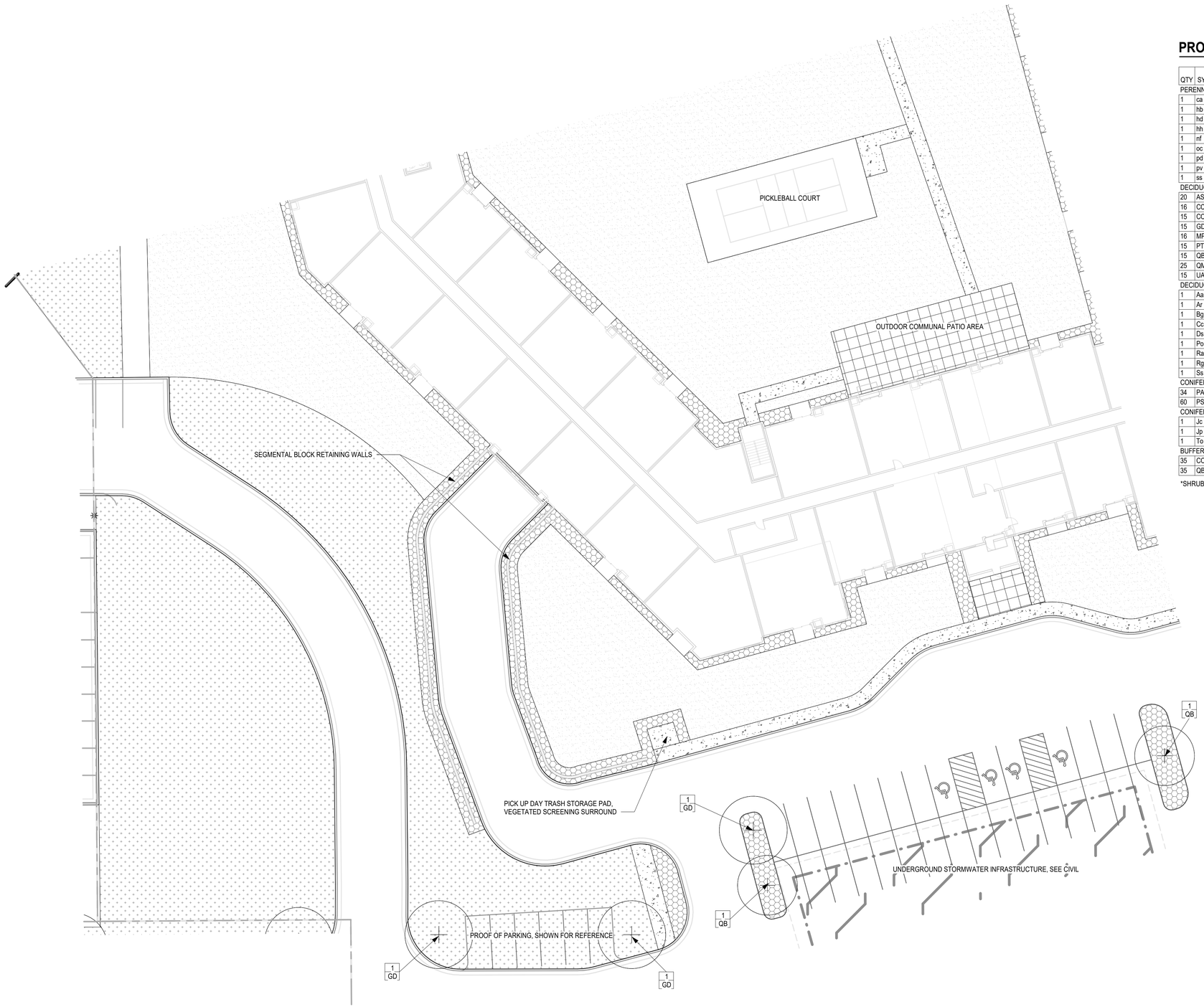

1 LS3109 ALL AGES BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
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15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
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15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
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1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

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GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS3109

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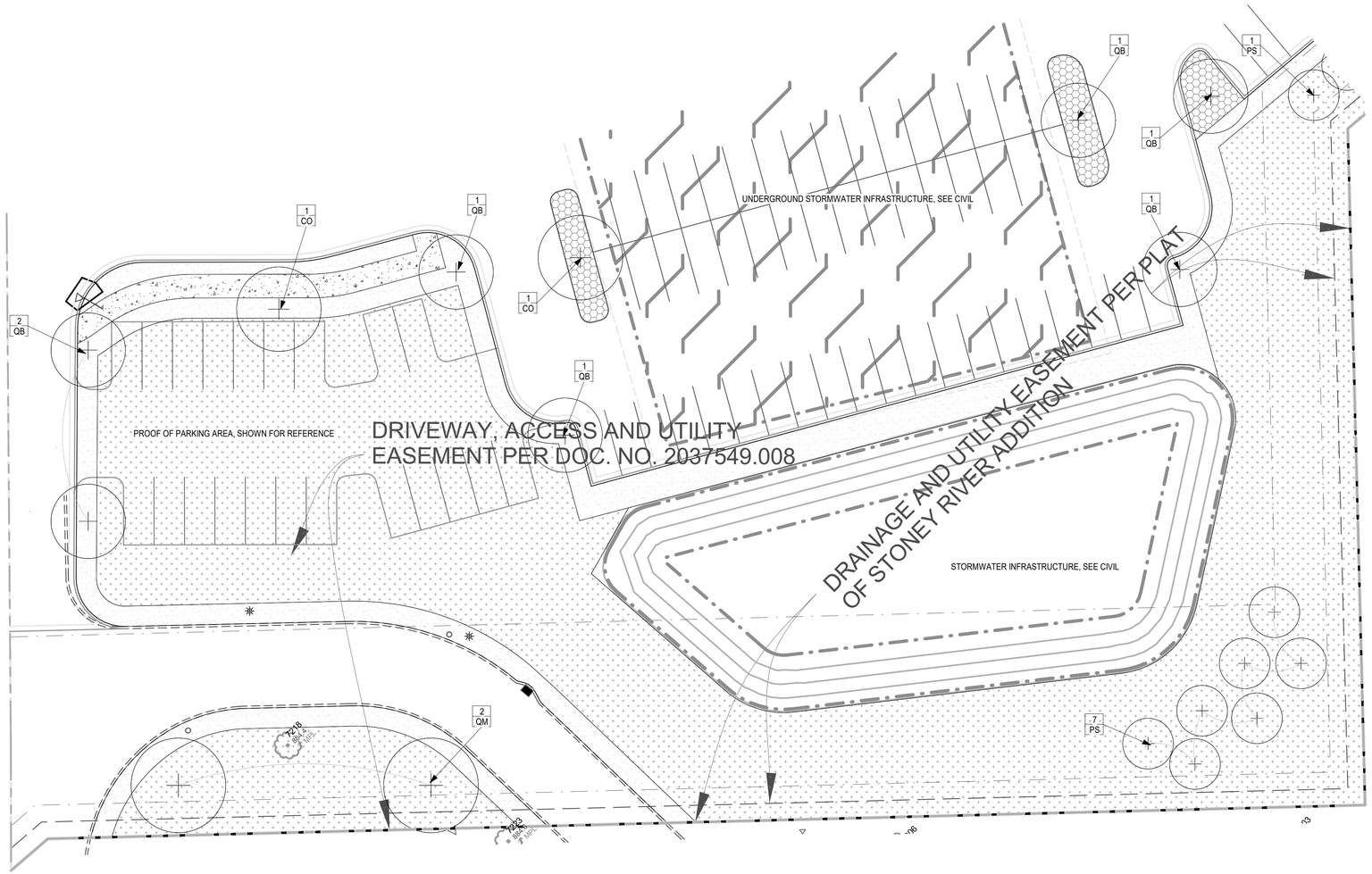

1 LS3110 ALL AGES BUILDING ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS3110

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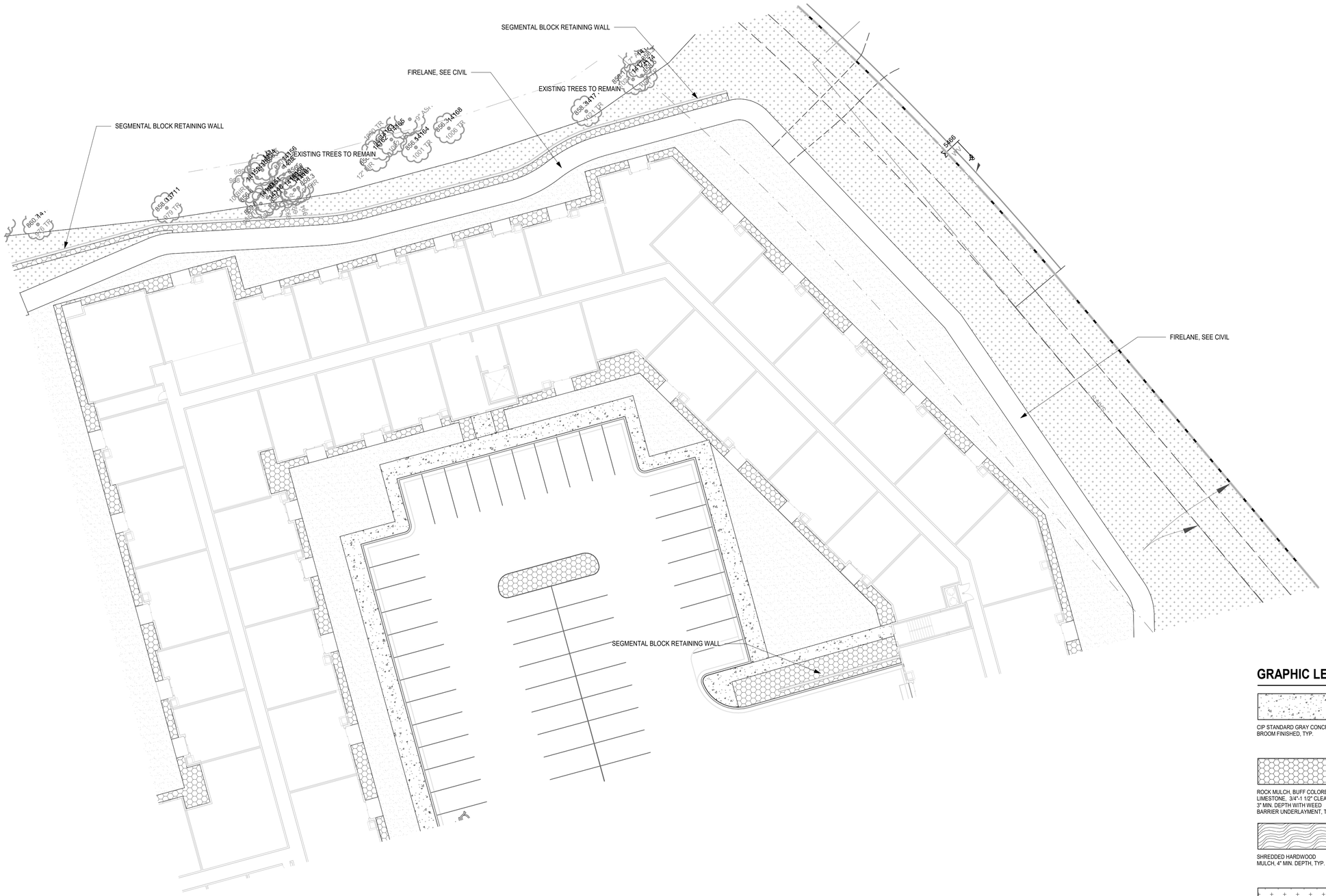

1 LS3111 ALL AGES BUILDING ZONE D - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE D - LANDSCAPE PLAN

SHEET NUMBER
LS3111

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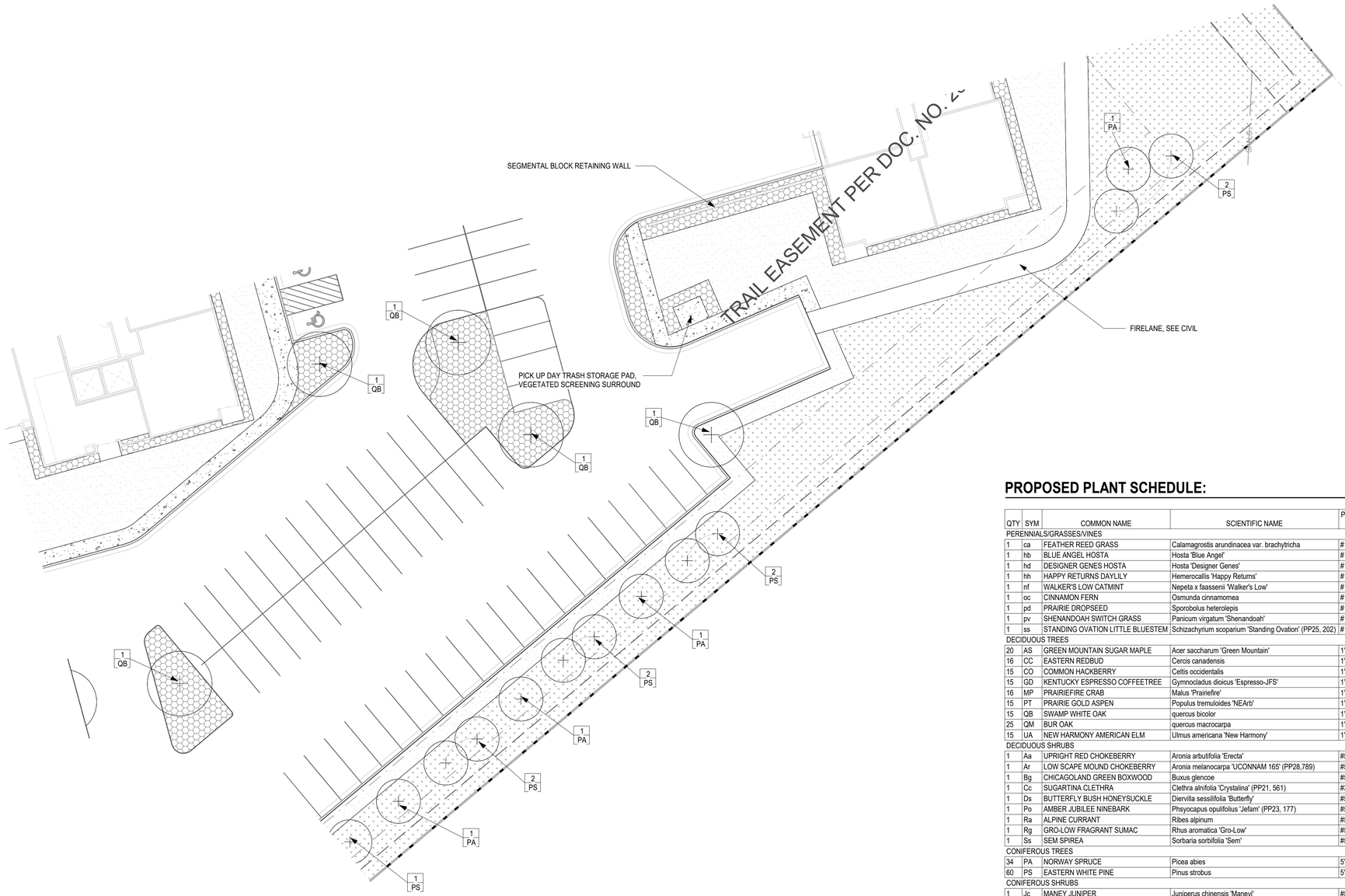

1 LS3112 ALL AGES BUILDING ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE E - LANDSCAPE PLAN

SHEET NUMBER
LS3112

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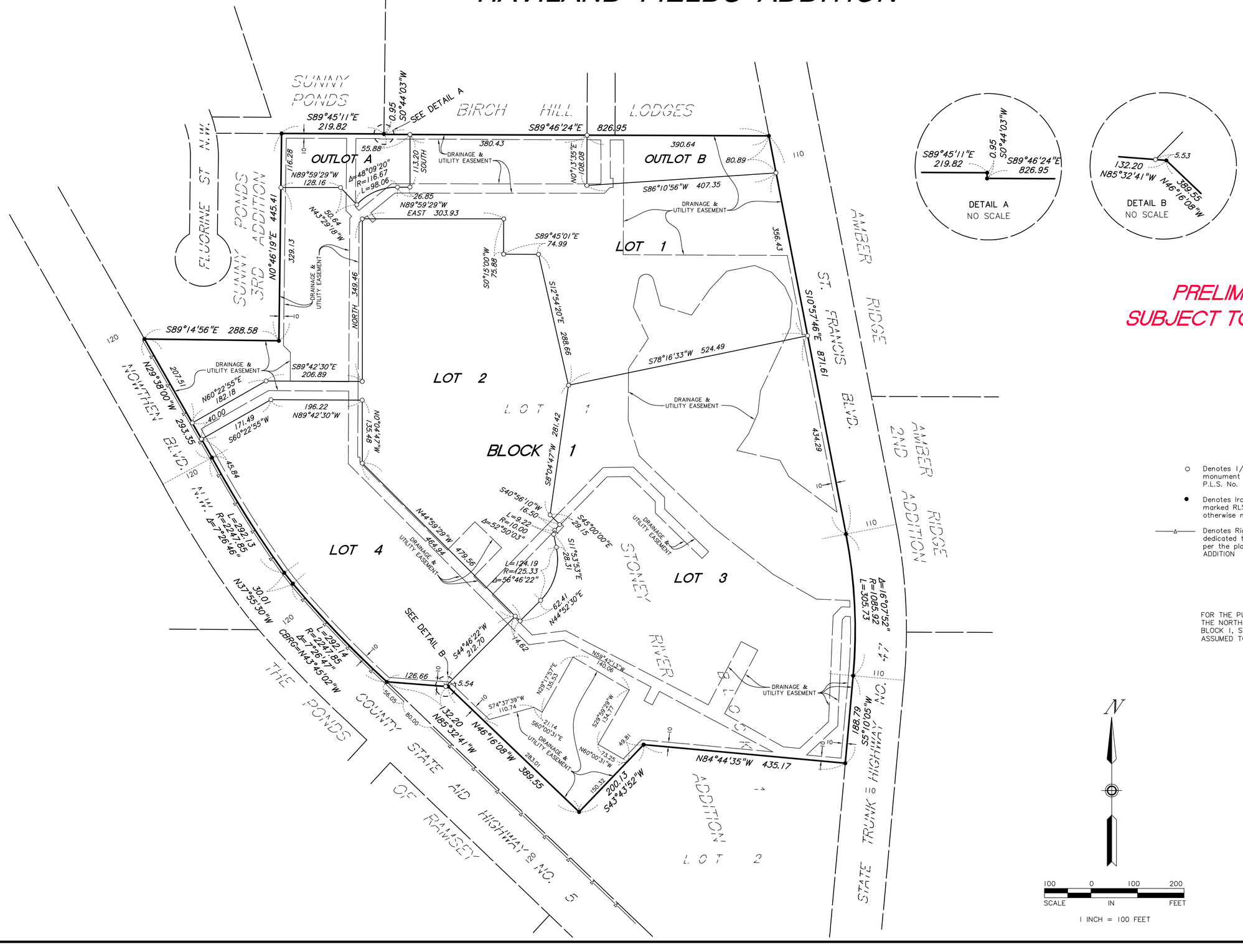
HAVILAND FIELDS ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 25, T. 32, R. 25



PRELIMINARY
SUBJECT TO REVISION

- ○ Denotes 1/2 inch iron pipe monument set marked with P.L.S. No. 44900
- ● Denotes Iron Monument marked RLS 23667 unless otherwise noted
- —△— Denotes Right of Access dedicated to Anoka County per the plat of STONEY RIVER ADDITION

FOR THE PURPOSES OF THIS PLAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, STONEY RIVER ADDITION IS ASSUMED TO BEAR S10°57'46"E

N

100 0 100 200
SCALE IN FEET
1 INCH = 100 FEET

SUNDE LAND SURVEYING

HAVILAND FIELDS ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 25, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, owner of the following described property:

Lot 1, Block 1, STONEY RIVER ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as HAVILAND FIELDS ADDITION.

In witness whereof said Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

SIGNED: Lord of Life Church, a Minnesota non-profit corporation

_____, as _____

_____
Print Name

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20__ by _____, _____, of Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, on behalf of the corporation.

_____

_____

_____
(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Arlee J. Carlson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Arlee J. Carlson.

_____

_____

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HAVILAND FIELDS ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

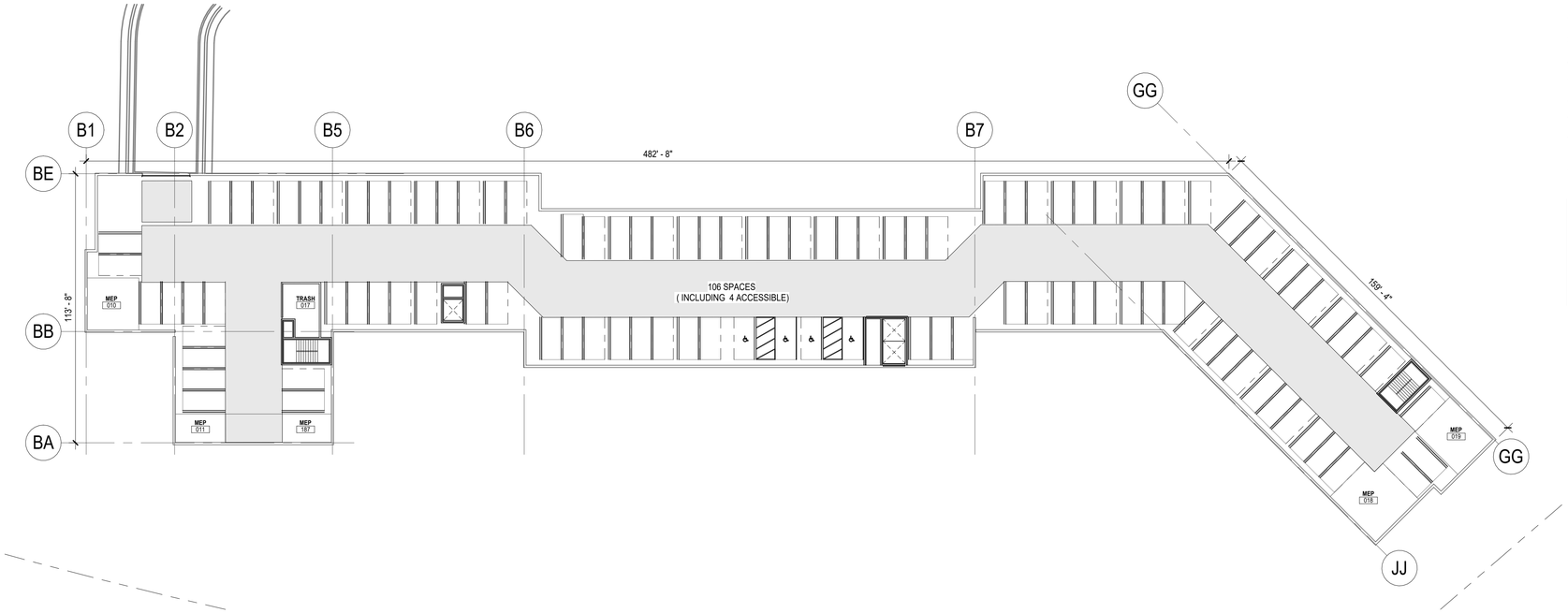
I hereby certify that this plat of HAVILAND FIELD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING



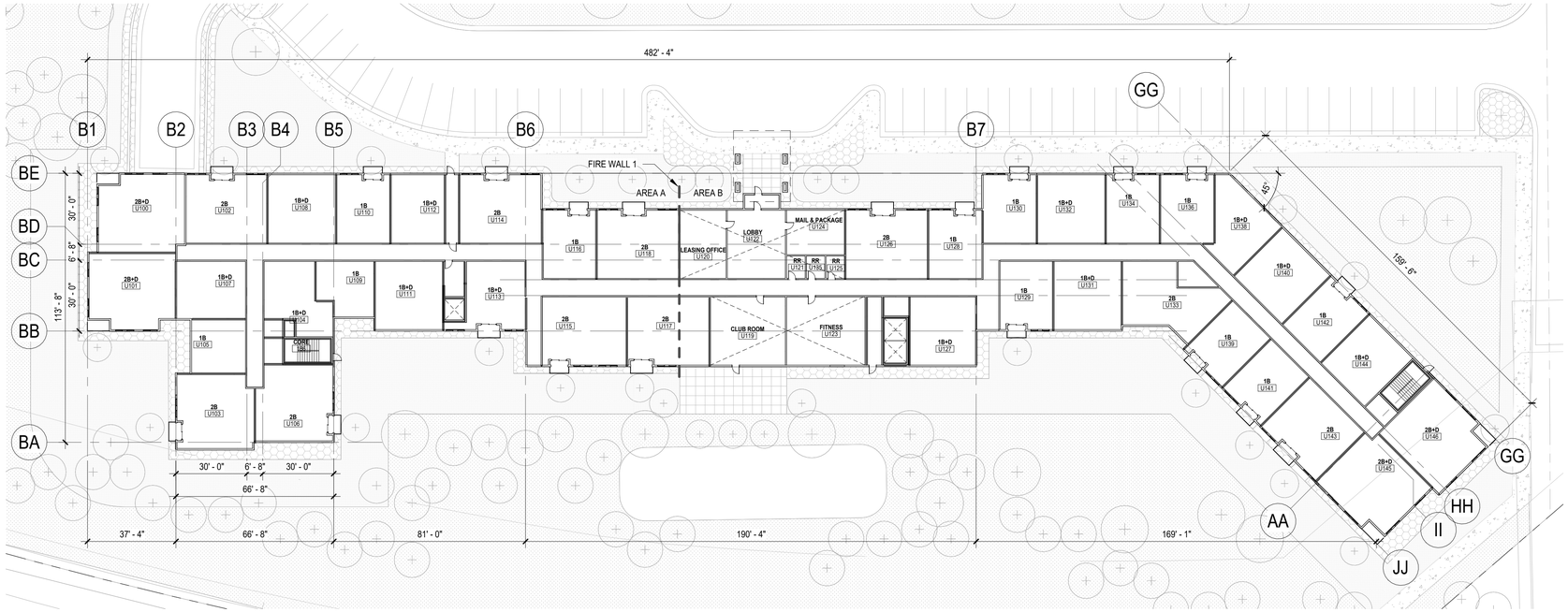
1 A2101 SENIOR LIVING LEVEL P1

1" = 30'-0"

CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
SENIOR BUILDING (160 TOTAL UNITS, 4 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B
AREA: 19,330+ 24,385= 43,715
4 STORIES: AVERAGE HEIGHT OF 53' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1 = 106 INCLUDING 4 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	12	12	12	12	48
1B+D	12	12	12	12	48
2B	10	10	14	14	48
2B+D	4	4	4	4	16
TOTAL	38	38	42	42	160



2 A2101 SENIOR LIVING LEVEL 1

1" = 30'-0"

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COMMISSION NUMBER	2236.10

SHEET TITLE

SENIOR LIVING LEVEL P1 & 1 FLOOR PLAN

SHEET NUMBER

A2101

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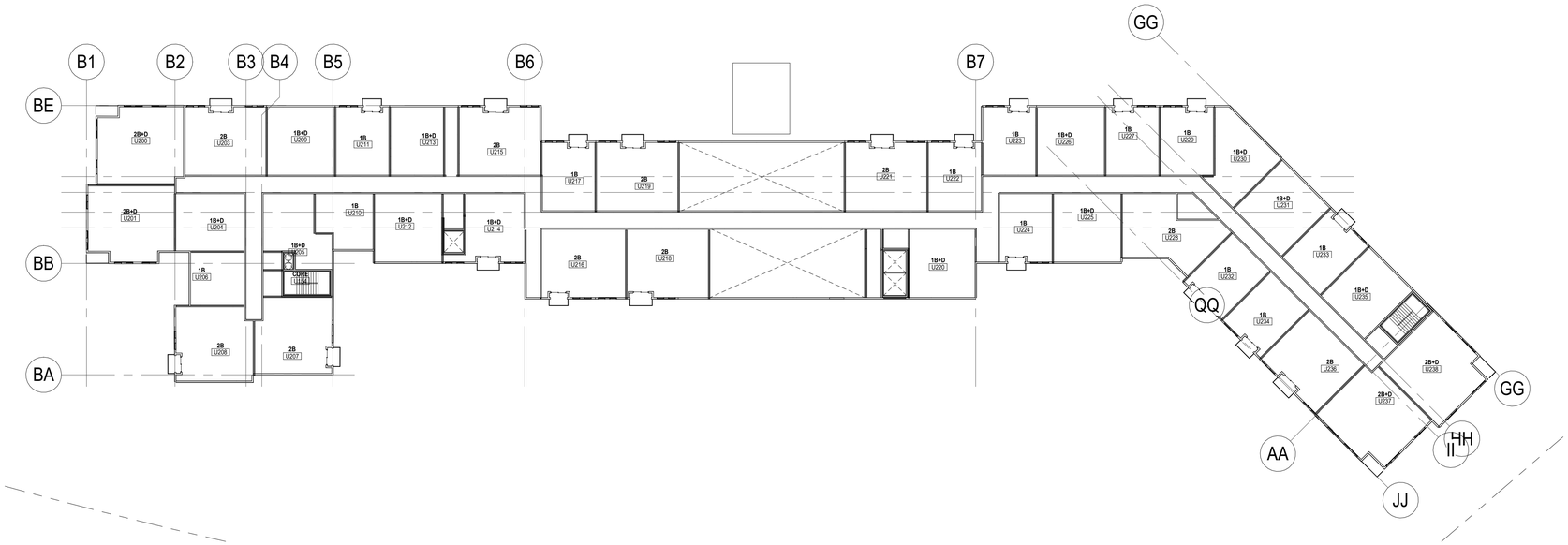
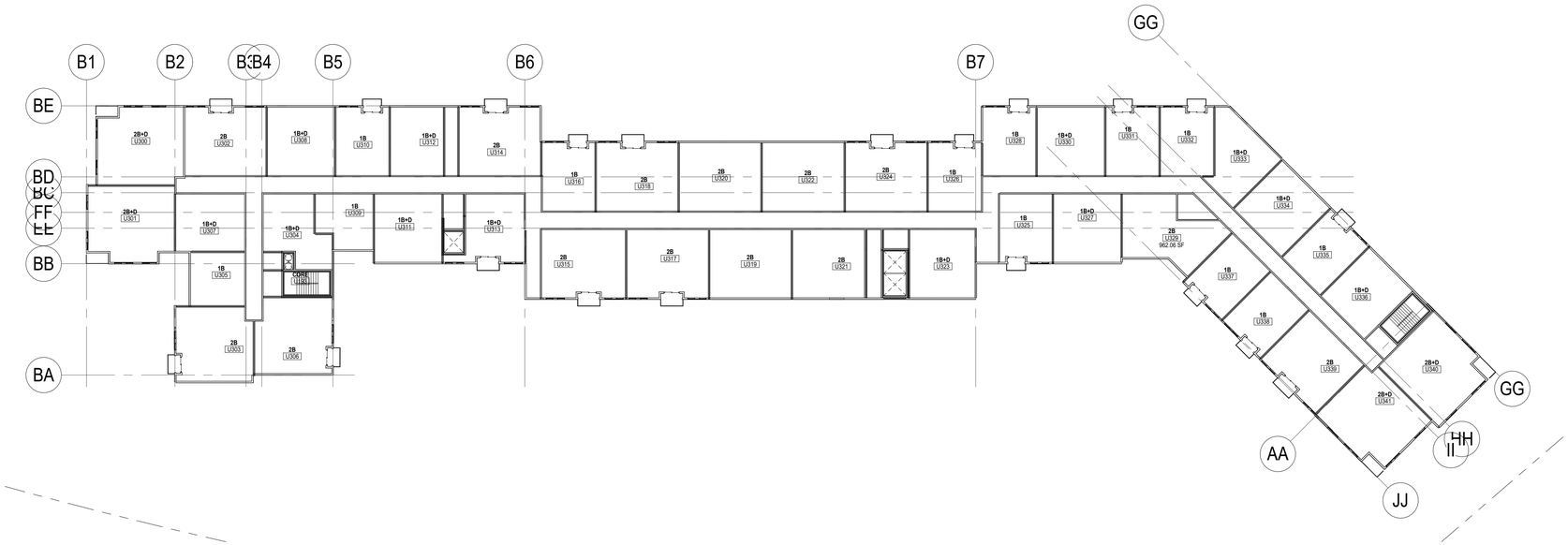


2 A2102 SENIOR LIVING LEVEL 2
1" = 30'-0"



1 A2102 SENIOR LIVING LEVEL 3 & 4
1" = 30'-0"

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SHEET TITLE

SENIOR LIVING LEVEL 2-4 FLOOR PLAN

SHEET NUMBER

A2102

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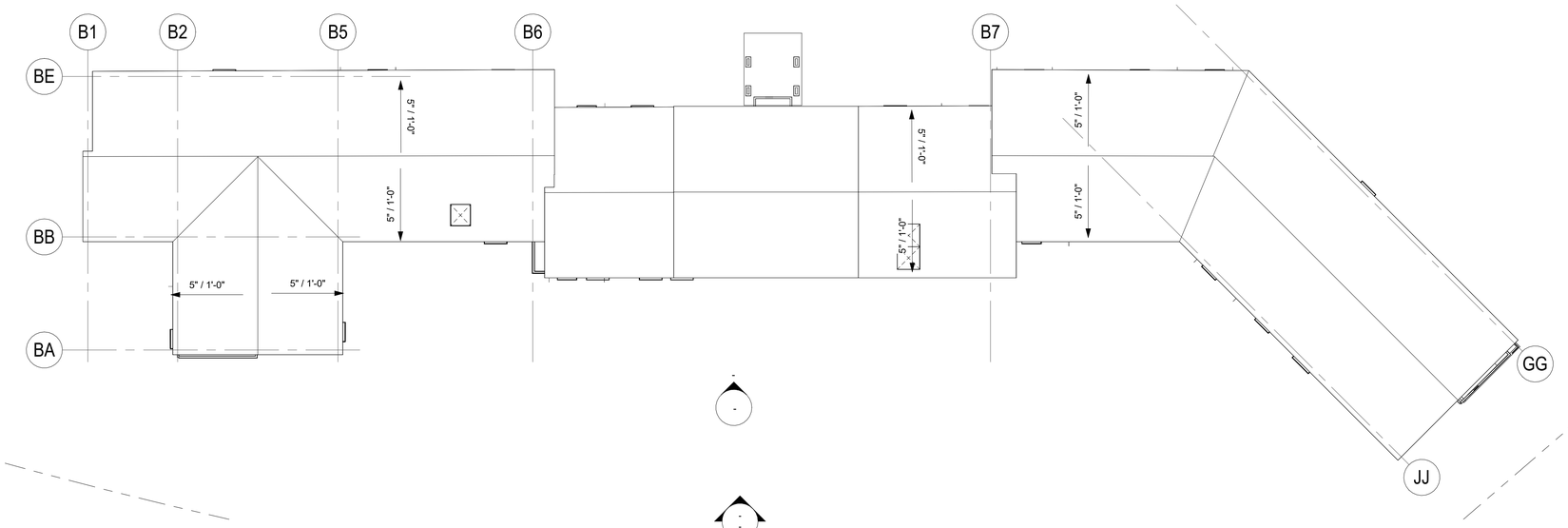

1 / A2140 ROOF SENIOR
1" = 30'-0"

PLAN NORTH

CERTIFICATION

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CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

SENIOR BUILDING ROOF PLAN

SHEET NUMBER

A2140

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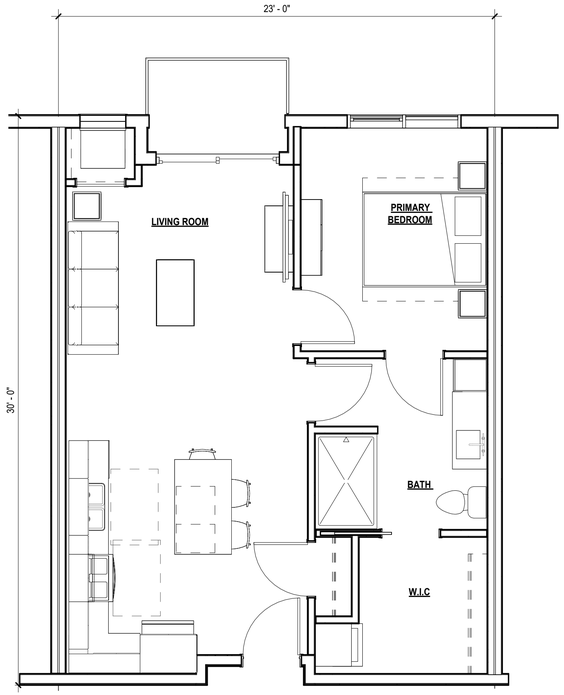
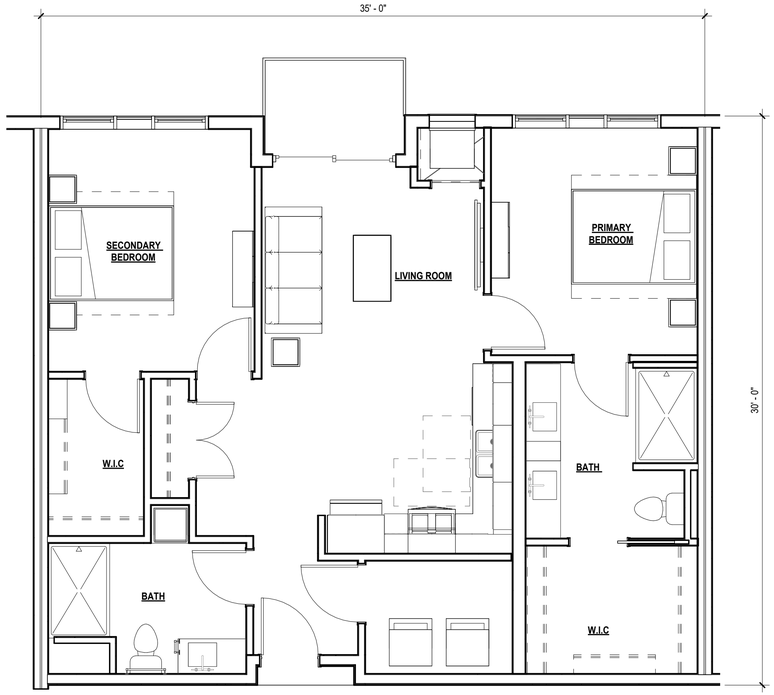


1 A2201 SENIOR LIVING _TYP 1B
1/4" = 1'-0"



2 A2201 SENIOR LIVING _TYP 2B
1/4" = 1'-0"

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

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SHEET TITLE

SENIOR LIVING TYP UNITS

SHEET NUMBER

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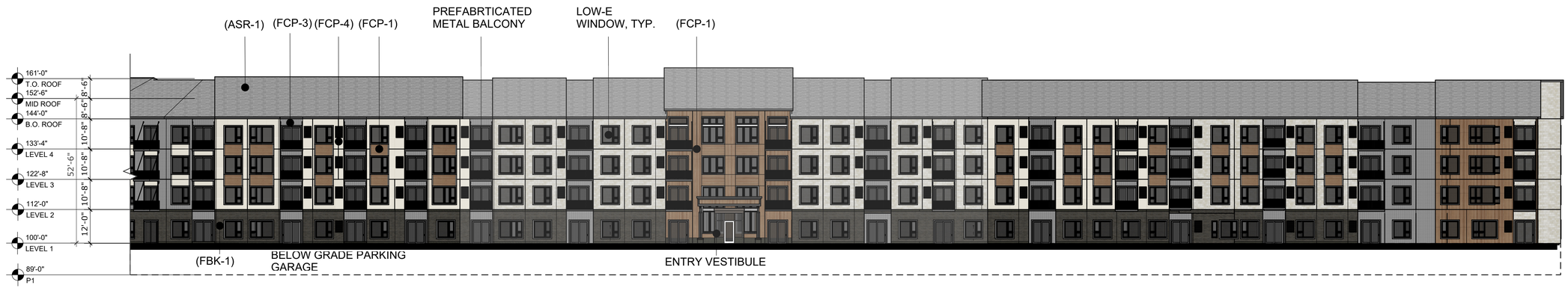
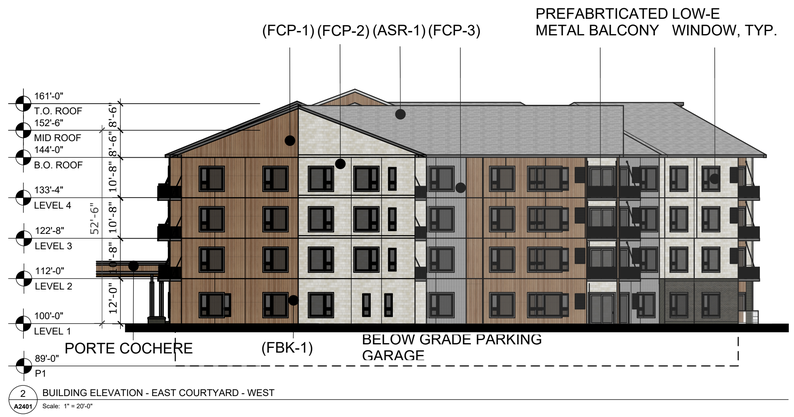


1 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A2401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"

3 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"

DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL

FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL

FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL STRAIGHT EDGE

FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER

A2401

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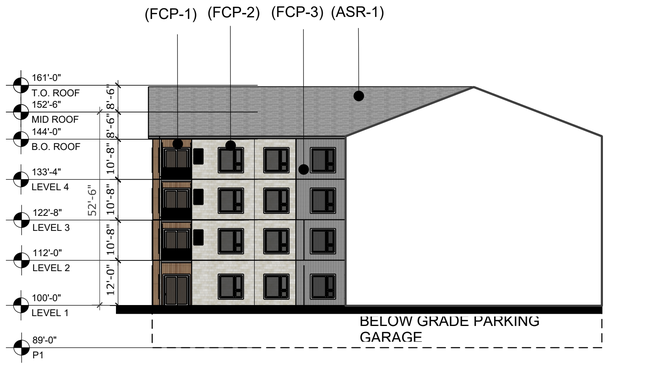
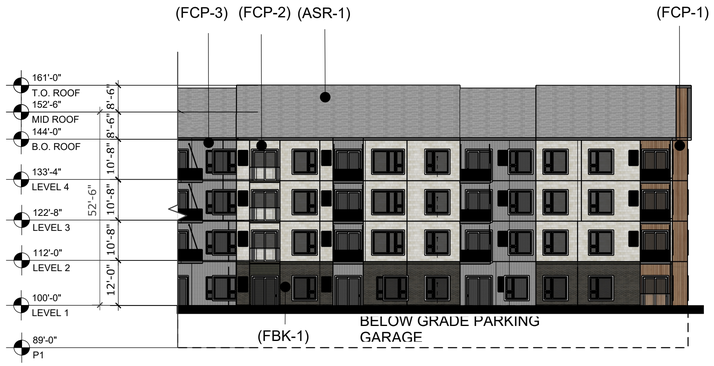
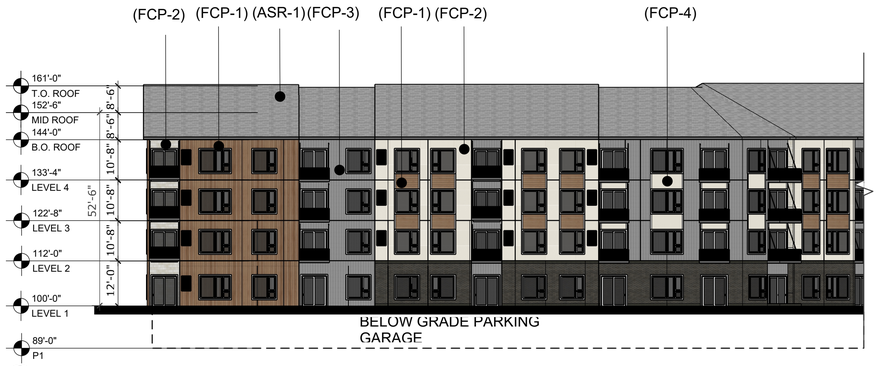


1 A2402 BUILDING ELEVATION - WEST COURTYARD
Scale: 1" = 20'-0"



1 A411 BUILDING ELEVATION - EAST COURTYARD
Scale: 1" = 20'-0"



2 A2402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"

DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL

FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL

FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL
STRAIGHT EDGE

FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER

A2402

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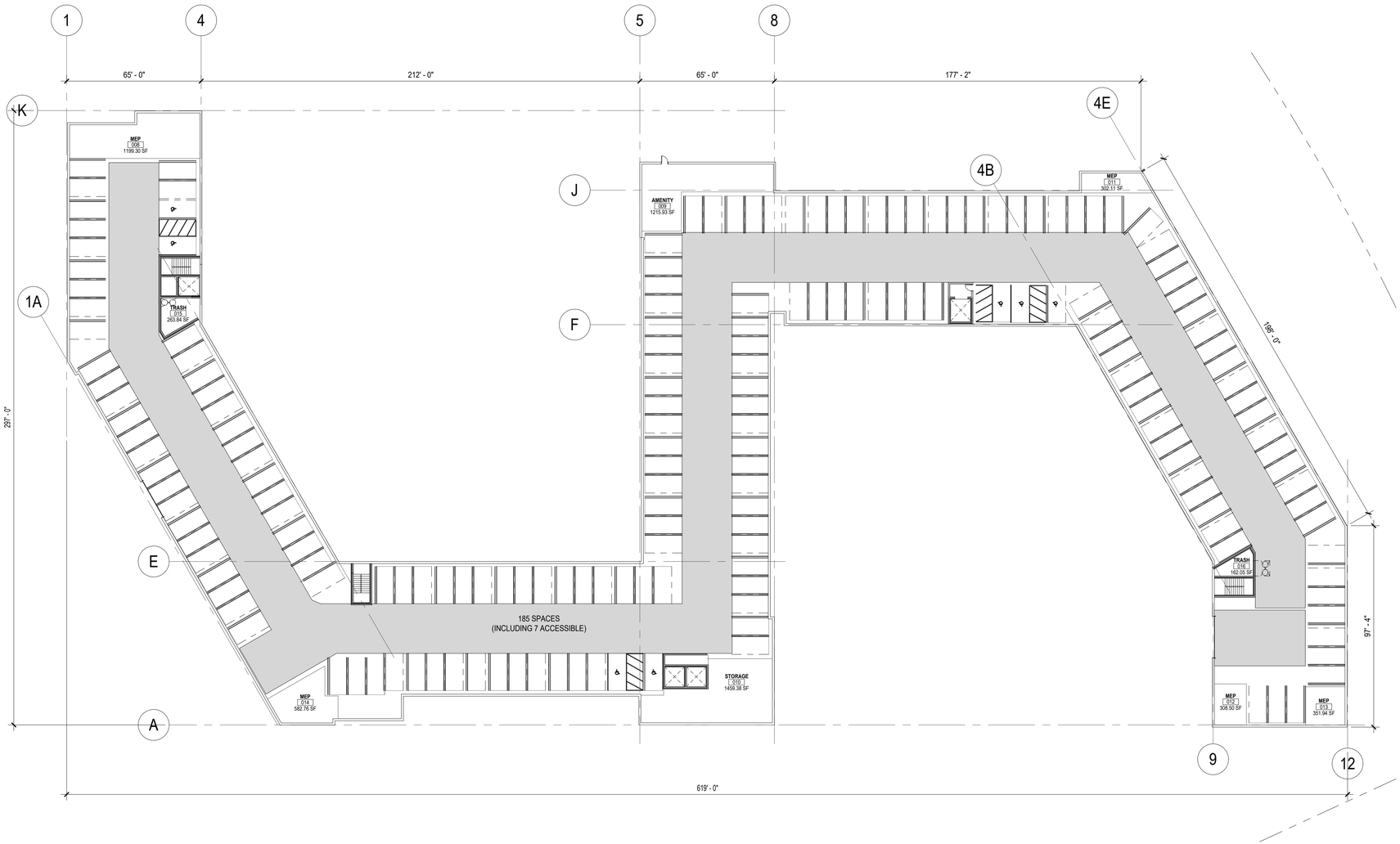

1 A3099 ALL AGES BUILDING LEVEL P1
1" = 30'-0"

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ALL AGES LEVEL P1 FLOOR PLAN

SHEET NUMBER

A3099

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CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
ALL AGES BUILDING (276 TOTAL UNITS, 6 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B & C
A(22,900 SF) + B (26,805 SF)+ C (23,971 SF) , 73,676 PER FLOOR X4= GSF : 294,704 GSF
4 STORIES: AVERAGE HEIGHT OF 58' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1: 184 SPACES INCLUDING 7 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	20	25	25	25	94
2B	38	40	40	40	159
3B	7	7	7	6	27
TOTAL	65	72	72	71	280

1 / A3101 LEVEL 1 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 1 FLOOR PLAN

SHEET NUMBER
A3101

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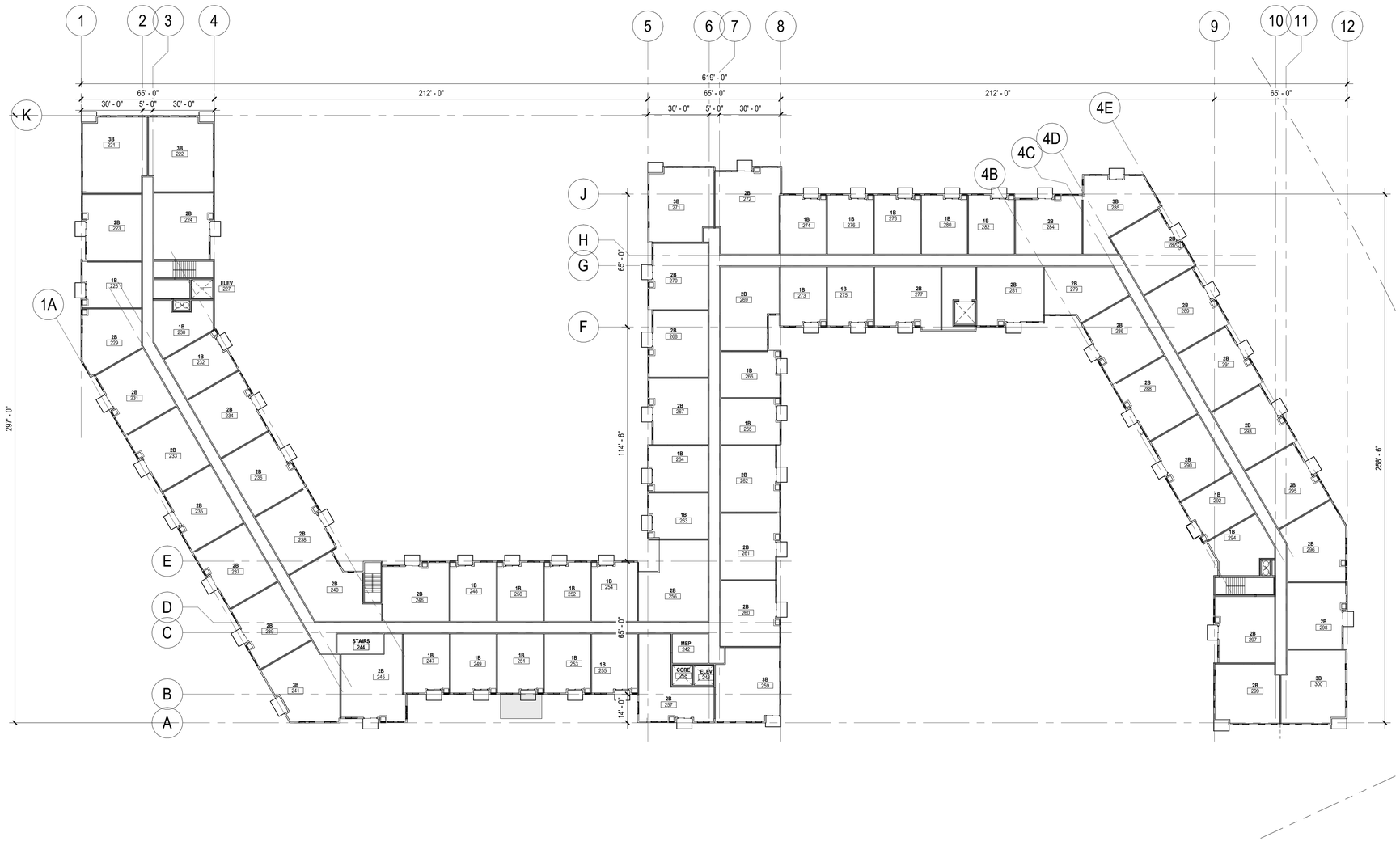

1 / A3102 LEVEL 2 - ENLARGED - AREA C

1" = 30'-0"

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ALL AGES LEVEL 2 FLOOR PLAN

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A3102

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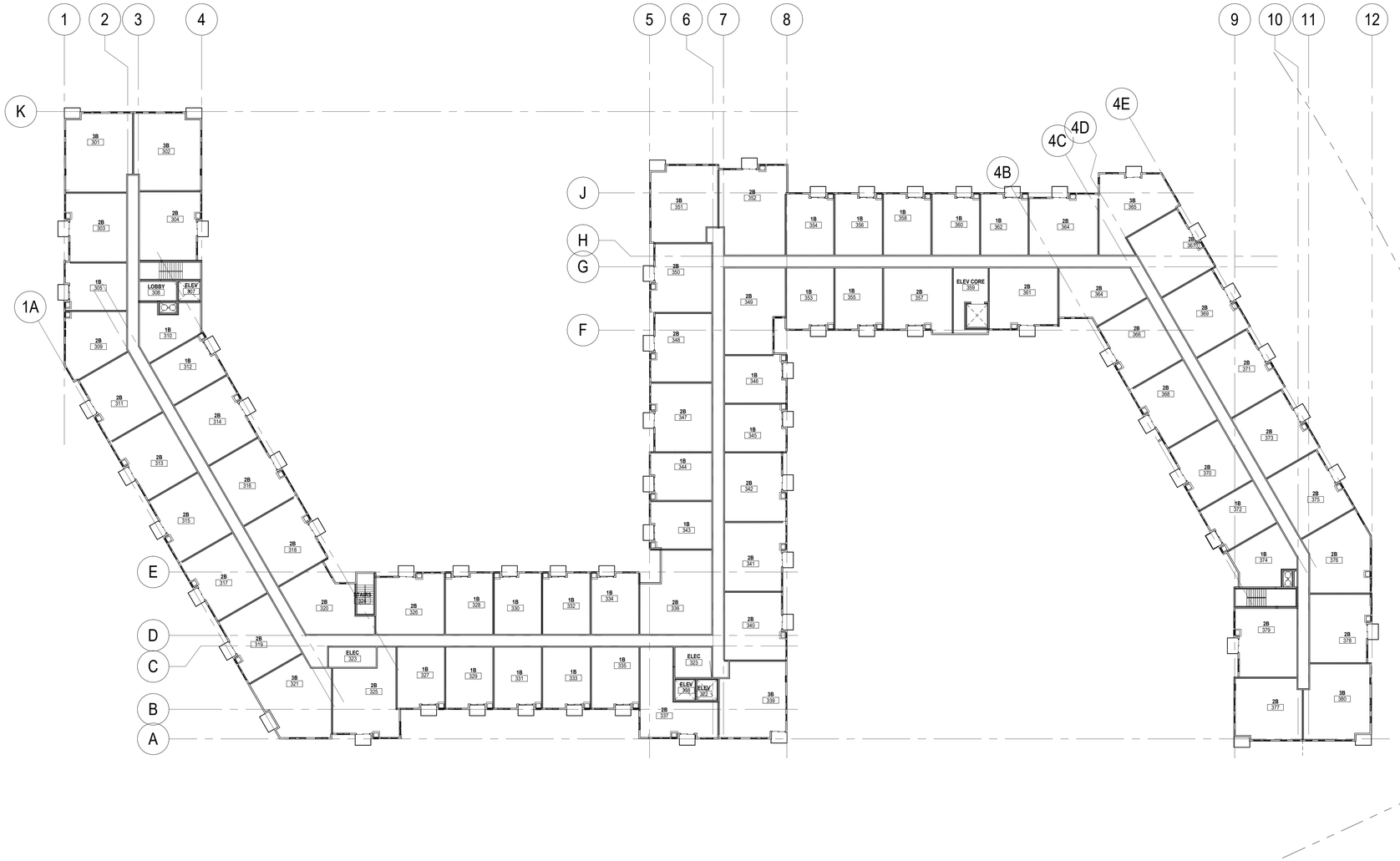

1 / A3103 LEVEL 3 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 3 FLOOR PLAN

SHEET NUMBER
A3103

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ARCHITECTURAL KEYNOTES

1 / A3104 LEVEL 4 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 4 FLOOR PLAN

SHEET NUMBER
A3104

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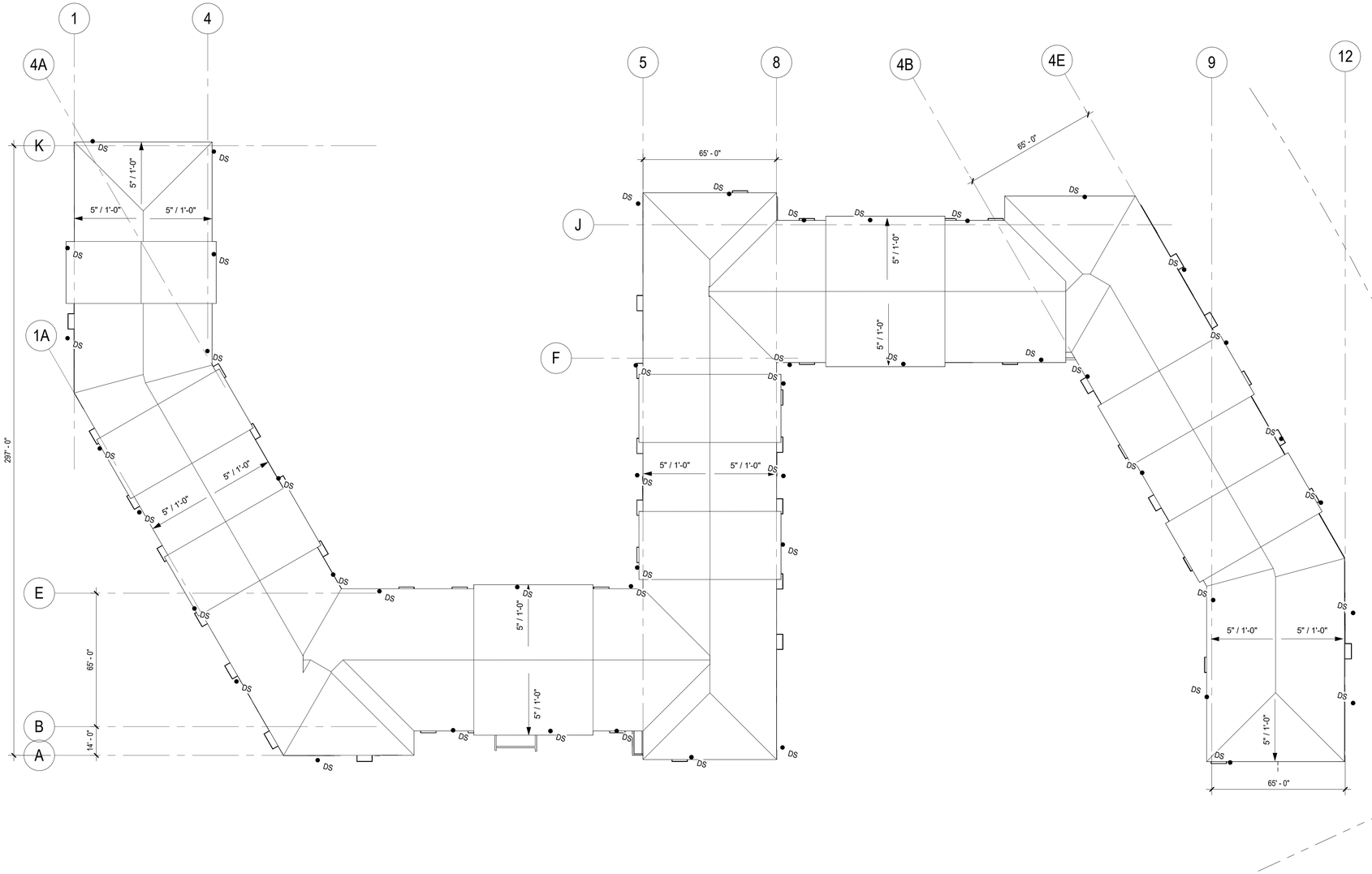

1 A3140 ROOF ALL AGES
1" = 30'-0"

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ALL AGES ROOF PLAN

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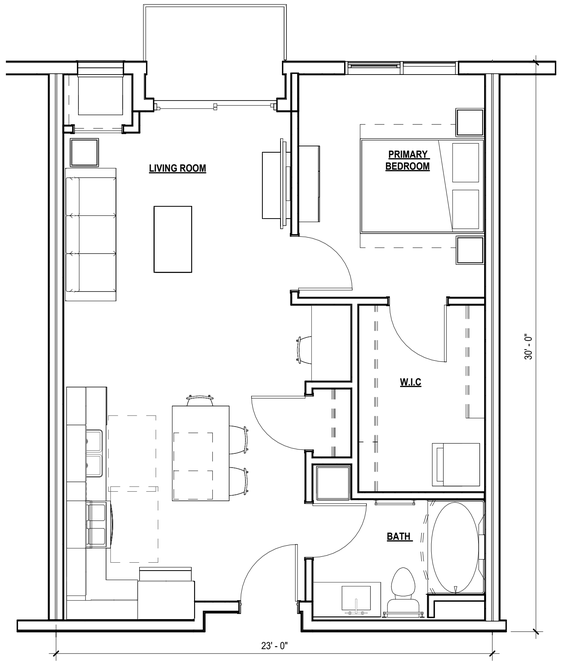
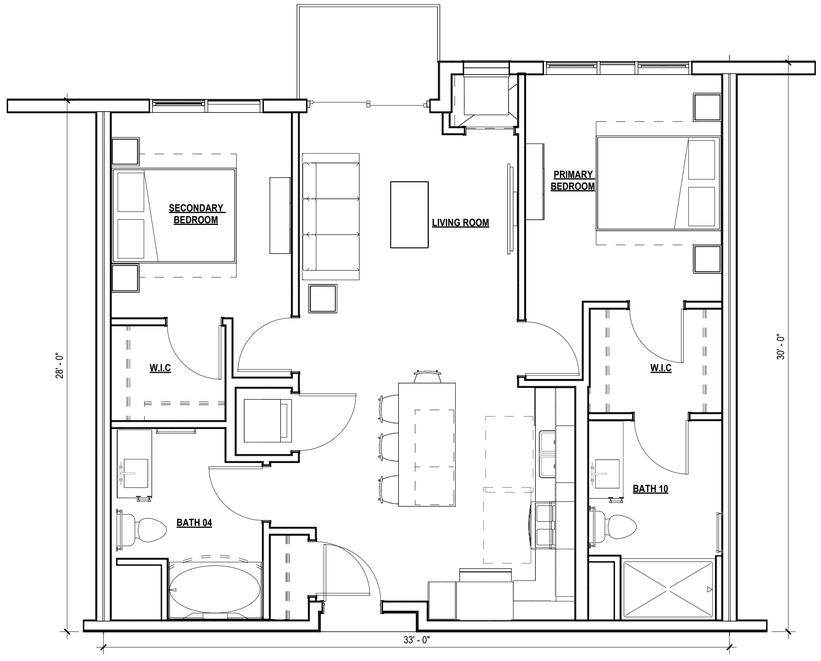


2 A3201 ALL AGES_TYP 1B
1/4" = 1'-0"



1 A3201 ALL AGES_TYP 2B
1/4" = 1'-0"

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ALL AGES LIVING TYP UNITS

SHEET NUMBER

A3201

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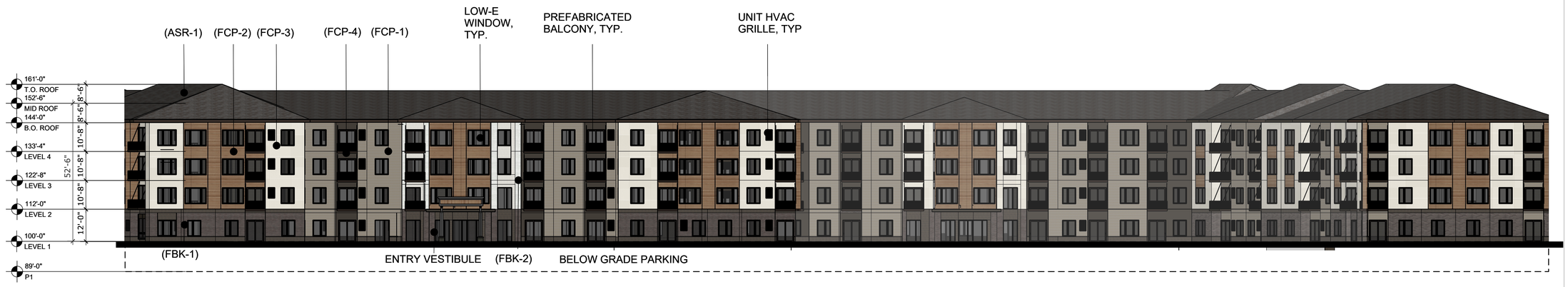
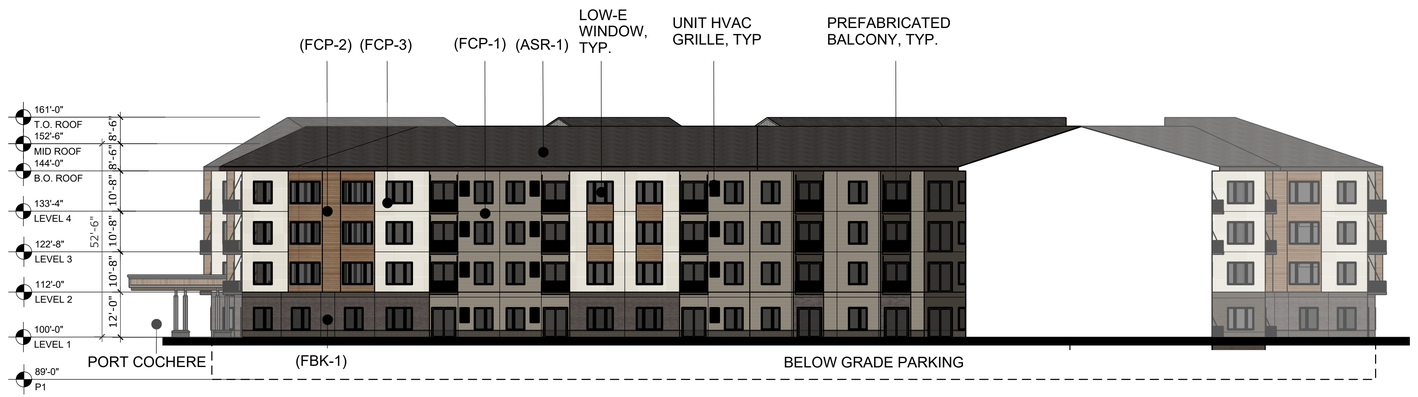
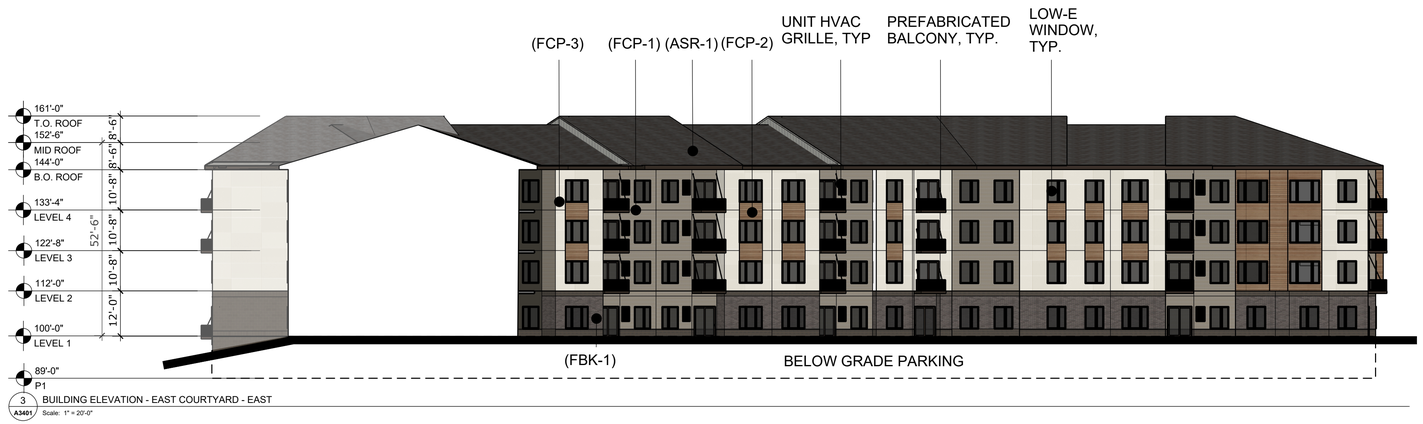


1 A3401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A3401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 A3401 BUILDING ELEVATION - EAST COURTYARD - EAST
Scale: 1" = 20'-0"

BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL

WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL

BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL

FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS

FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE

FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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EXTERIOR ELEVATIONS - ALL AGES

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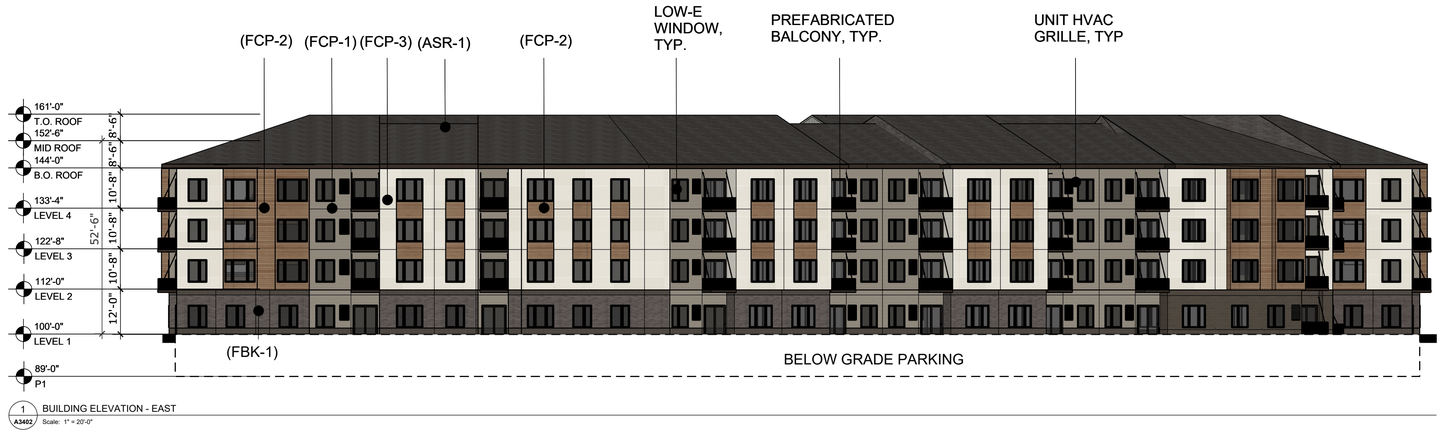
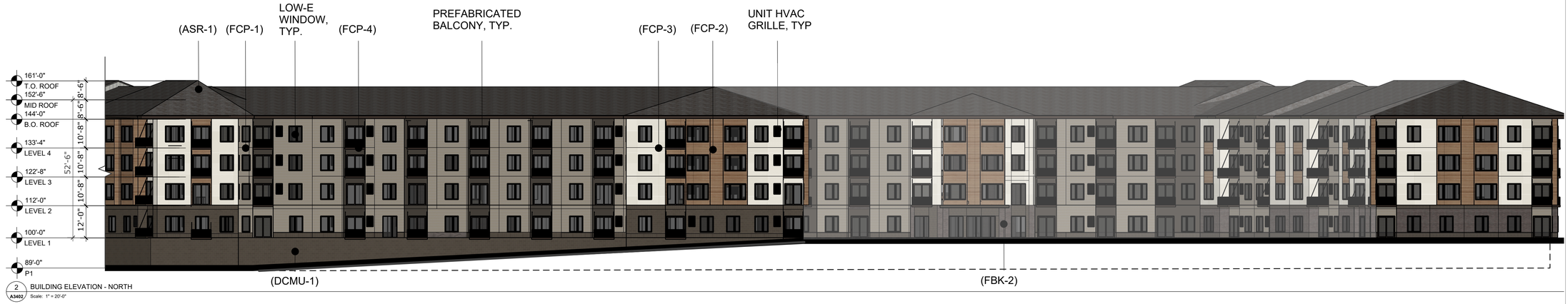
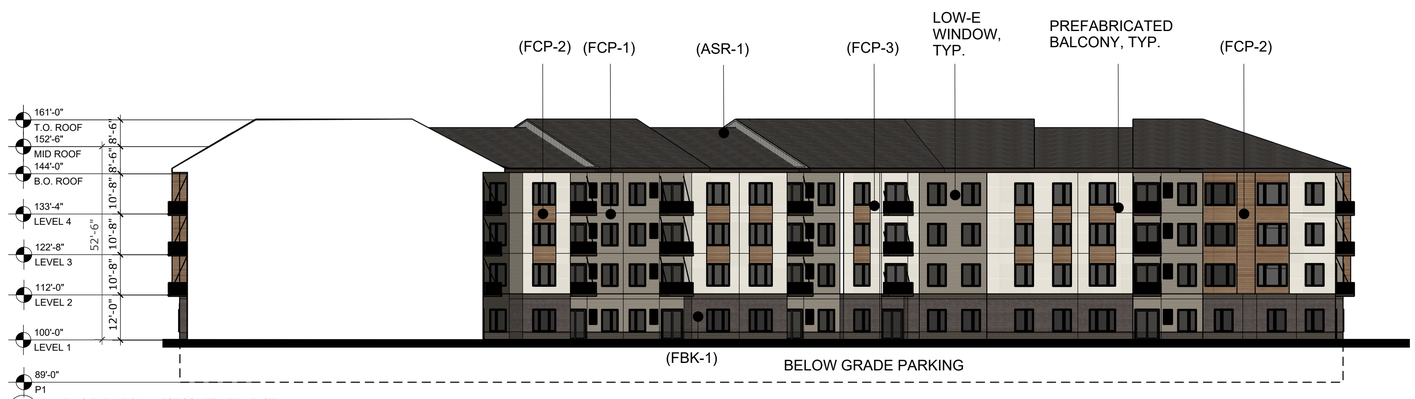


1 A3402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"



2 A3402 BUILDING ELEVATION - NORTH
Scale: 1" = 20'-0"



3 A3402 BUILDING ELEVATION - WEST COURTYARD - EAST
Scale: 1" = 20'-0"

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EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3402

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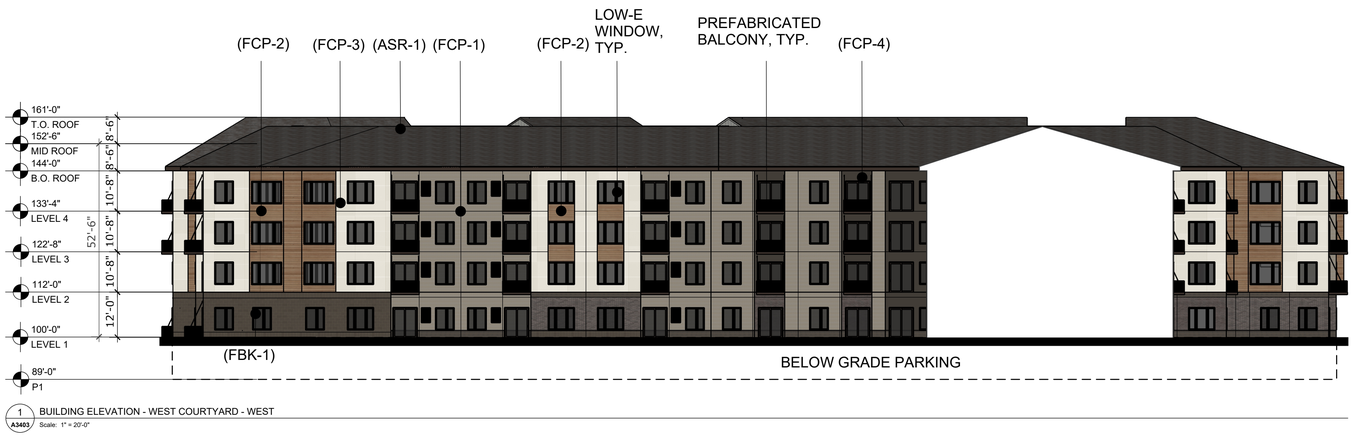
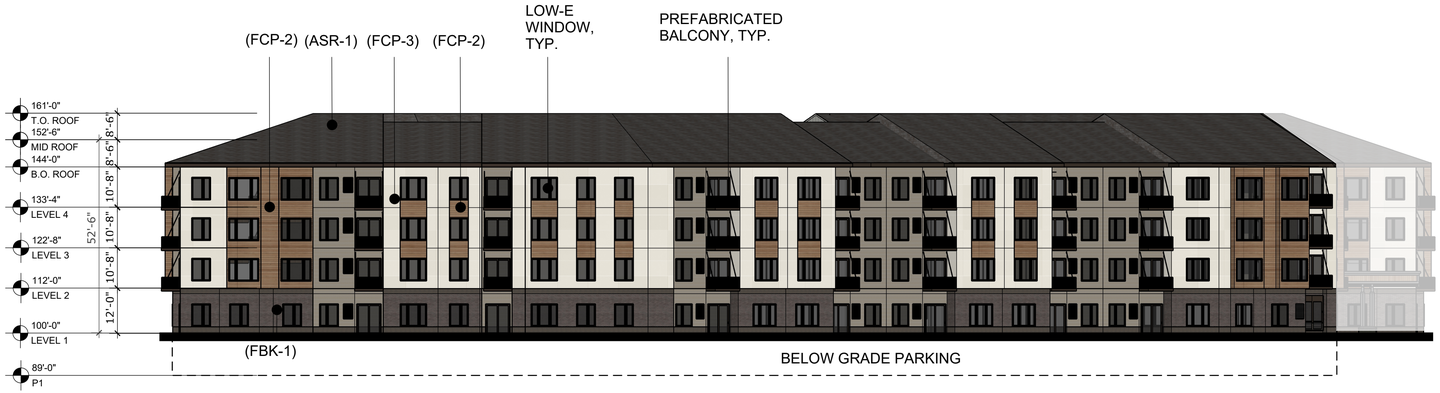


1 A3403 BUILDING ELEVATION - WEST COURTYARD - WEST
Scale: 1" = 20'-0"



2 A3403 BUILDING ELEVATION - WEST
Scale: 1" = 20'-0"

BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL

WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL

BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL

FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS

FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3403

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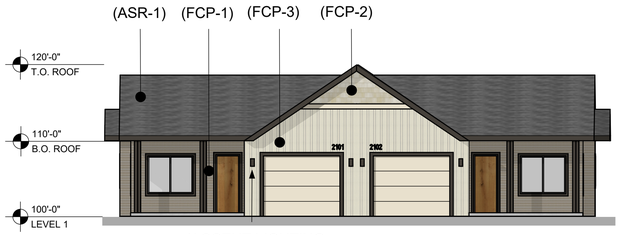

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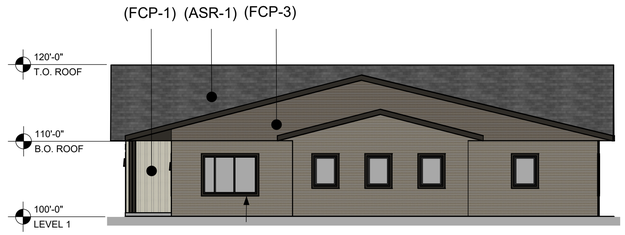

2 A1401 BUILDING ELEVATION - SOUTH
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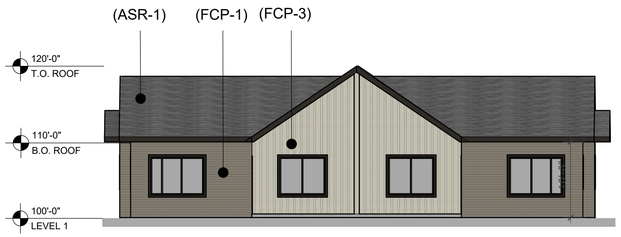

3 A1401 BUILDING ELEVATION - SOUTH
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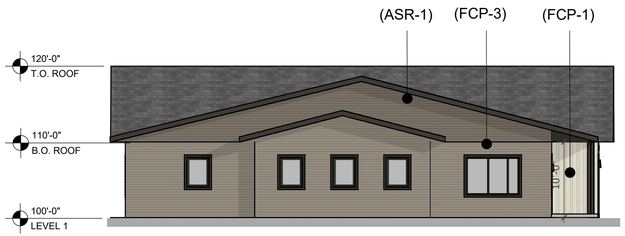

4 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"

FIBER CEMENT HORIZONTAL SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT SHINGLE PANEL (FCP-2)

COLOR: NAUTICAL WHITE
STYLE: SHINGLE PANEL STRAIGHT EDGE

FIBER CEMENT BOARD AND BATTEN PANEL (FCP-3)

COLOR: NAUTICAL WHITE
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

BKV GROUP

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Landscape Architecture
Engineering

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1	2024-02-09	SITE PLAN REVIEW

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NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

EXTERIOR ELEVATIONS - PARK HOMES

SHEET NUMBER

A1401

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Park and Recreation Commission

Meeting Date:	05/09/2024
Primary Strategic Plan Initiative:	Identify and implement operational efficiencies, cost savings and additional funding sources.

Information

Title:

Consider Alpine Park for a Municipal Sand and Fill Stockpile Location

Purpose/Background:

Background

The primary need for the stockpile location is to hold clean sand or fill as it becomes available, to have on hand for future projects requiring fill. As an example, the city will be generating some excess sand with this year's street reconstruction projects, and at present do not have an identified place for it.

Engineering staff's proposal is to build a berm around the stockpile, to act as erosion control (see attachment). This would be made up of excess topsoil, including some of the material at the corner of Center Street and Ramsey Parkway.

Purpose

The purpose of this case is for the Commission to respond to the stockpiling proposal, as it relates to an acceptable interim use for the western portion of Alpine Park. More information will be available at the meeting.

Funding Source:

There are no direct park related costs to this proposal.

Recommendation:

.

Outcome/Action:

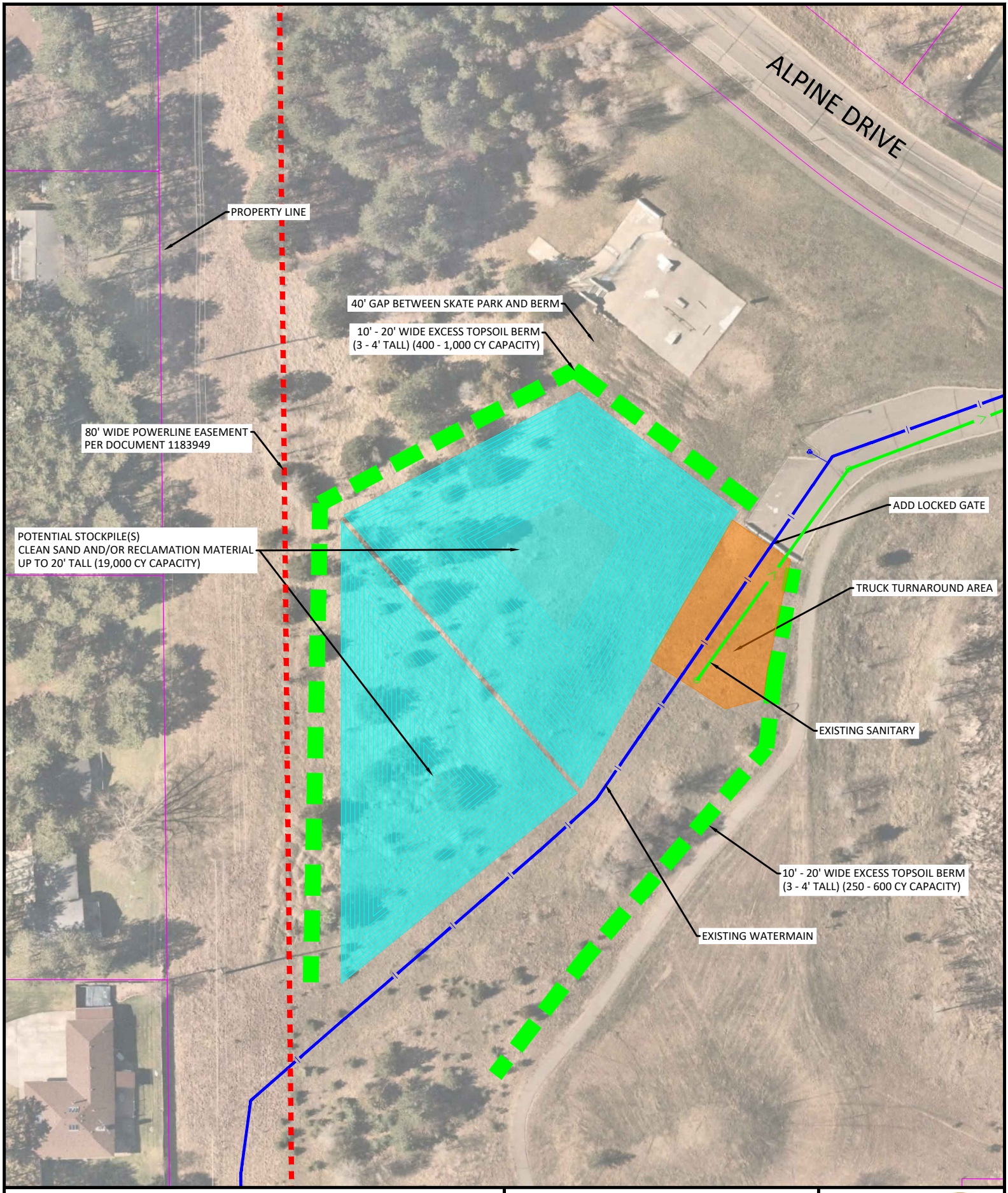
Determine a consensus reaction to stockpiling clean fill near the skate park at Alpine Park, and if appropriate, identify related next steps.

Attachments

Stockpile exhibit

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Mariah Albrecht	05/03/2024 03:30 PM
Brian Hagen	Mariah Albrecht	05/03/2024 03:31 PM
Form Started By: Mark Riverblood		Started On: 05/02/2024 12:01 PM
Final Approval Date: 05/03/2024		



ALPINE PARK
POTENTIAL STOCKPILE OVERVIEW

0 80 160 240
SCALE (FEET)

N

City of RAMSEY

Park and Recreation Commission

Meeting Date: 05/09/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Recommend Park Dedication for Harmony Farms

Purpose/Background:

US Home LLC (Lennar) has submitted an application to Plat the undeveloped land directly south of Brookside Elementary School. The purpose of this case is to recommend the required Park Dedication and Trail Fees. The Harmony Farms plat is anticipated to be before City Council for Final Plat consideration on May 14th, 2024.

Notification:

Mailed notices were sent to property owners within 700 feet of the site. A notice was placed in the February 9, 2024, Anoka Union Herald Newspaper legal section. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Lots

The proposed plat contains 57 detached single-family lots, all of which meet the minimum areas and widths of the R1-A zoning district (80-foot width and 10,000 square feet in area). The density of the site is 2.50 units/acre. The proposed subdivision is short of the 3.0-4.0 units/acre density required by the Comprehensive Plan. In discussing the situation with our Sector Representative, the Metropolitan Council looks at the aggregate density of all developments in the community in a given year. With anticipated townhome and multi-family projects this year, the proposed density is not an issue.

Roadways

The plat dedicates a network of local roadways. Access to the site will be in two locations. The western access to Nowthen Boulevard NW, 168th Avenue NW, is shown as a right-in-right-out per Anoka County's spacing guidelines. A right turn lane will be constructed on Nowthen Boulevard. The southern access will be constructed across a City-owned outlot that was dedicated with the previous plat of Harmony Farms in 1997 that was intended to be a future roadway. This roadway, Coquina St. NW, is opposite existing Coquina St. south of 167th Avenue. This connection provides full movement access to the site as needed by the public safety departments. Across the outlot, the applicant is proposing to construct the roadway as a rural section road as essentially a temporary roadway. The adjacent property owners have not indicated a desire to subdivide at this time, so sanitary sewer and utility services will necessitate digging up this roadway in the future should those subdivisions occur.

All of the internal local roadways are shown at the standard 32-foot widths within standard 60-foot rights-of-way. The proposed street names follow the Anoka County naming system, with two required adjustments: Ebony *Lane* should be *Street* and the northern 168th *Avenue* should be *Lane*.

At the northeast corner of the site, 168th Lane is stubbed to provide a connection to the property to the east should that landowner decide to subdivide someday. This connection point would make a convenient pedestrian connection to Brookside Elementary School and for the potential ability to severe it with existing utilities (other properties along Zirconium Street will need sanitary sewer extended from the southeast which is several years

away).

Pedestrian Connections

All the internal roadways will have a sidewalk on one side of the street per City standards. The site is within the required walking distance of Brookside Elementary School. A cut-through walkway is proposed to provide a direct pedestrian connection to the school. The applicant is working with the School District on construction logistics.

No pedestrian connection is shown to Nowthen Boulevard, however, because there is no trail or sidewalk along the east side of the roadway. There is a trail along the west side of Nowthen Boulevard, though crossing Nowthen Boulevard to get to it from 168th Avenue is not advised due to the speed of the roadway and the presence of a ditch between the trail and roadway. When the Coquina Street connection is reconstructed from a temporary design to a permanent design, it will include a sidewalk.

Grading and Drainage

There is a small area of wetland in the central portion of the south end of the site. No impacts to the wetland are proposed and the required buffers will be in place. Just northwest of the wetland will be the storm water basin for the site. The storm water plan will be reviewed by the Lower Rum River Watershed as part of the typical process. Slight adjustments may be required after their review, which is after City Council review of the preliminary plat.

The site is being graded to accommodate split-entry or split-entry/walk-out house pads.

Utilities

The site is within the MUSA and municipal sanitary sewer and water lines will be installed. Water will be looped through the Coquina Street connection to the water main along 167th Avenue to provide adequate pressure. Sanitary sewer, however, will not be extended under the temporary Coquina Street roadway. It will need to be extended in the future should the adjacent property owners decide to subdivide. Both water and sanitary sewer will be extended to the east end of the site via 168th Lane to provide extension to the eastern property should that owner decide to subdivide in the future.

Landscaping and Screening

From the EPB's report for February 12, it was noted the only existing trees on the site are along the northern boundary and adjacent to the wetland in the southern portion of the site. The proposed tree removal exceeds the removal threshold (allowed to remove up to sixty percent [60%] of the significant tree DBH inches; this project is proposing to remove seventy-six percent [76%] of existing significant tree DBH inches). This requires reforestation of at least 331 inches of newly planted trees. The Landscape Plan includes 500 inches of new trees, which does satisfy the reforestation requirement. Landscape Plan The Landscape Plan provides a minimum of two (2) trees per lot, with the lots abutting Nowthen Boulevard and some of the lots abutting the elementary school parcel having additional plantings in the rear yards. Additionally, there are extra trees proposed in the rear yards that back up to the proposed storm water basins. There is a healthy mix of deciduous and evergreen trees with no genus constituting more than twenty percent (20%) of the overall plantings. All species and sizes are acceptable. The Planting Schedule indicates that some trees will be three (3) inches in size at the time of planting. The total proposed inches being planted should be updated, as it was based on all trees being 2.5 inches (meaning the reforestation is actually higher than the proposed 500 inches). Staff has also recommended that fencing, in addition to the proposed plantings, be installed now on the lots backing up to Nowthen Boulevard to assist with screening and possible noise reduction.

Park Dedication and Trail Fees

Park dedication is required with this plat. Cash in lieu of land is recommended as adjacent Brookside Elementary School serves the park function for the area. Trail Fees may also be satisfied in cash, but with potential credit for the trail connection to Brookside Elementary (The second exhibit entitled 'Park dedication exhibit' provides additional detail). More information will be available at the meeting.

Funding Source:

All costs associated with the development are the responsibility of the applicant, including costs of constructing the Coquina Street connection and the Nowthen Boulevard access.

Recommendation:

Staff recommends that Park Dedication and Trail Fees be satisfied as this case describes, including credit for the trail connection.

Outcome/Action:

Motion to recommend to City Council that Park Dedication be satisfied by a cash contribution, and Trail Fees the same, with credit for the trail connection to the school, for the plat known as Harmony Farms.

Attachments

Location Map

Park Dedication Exhibit

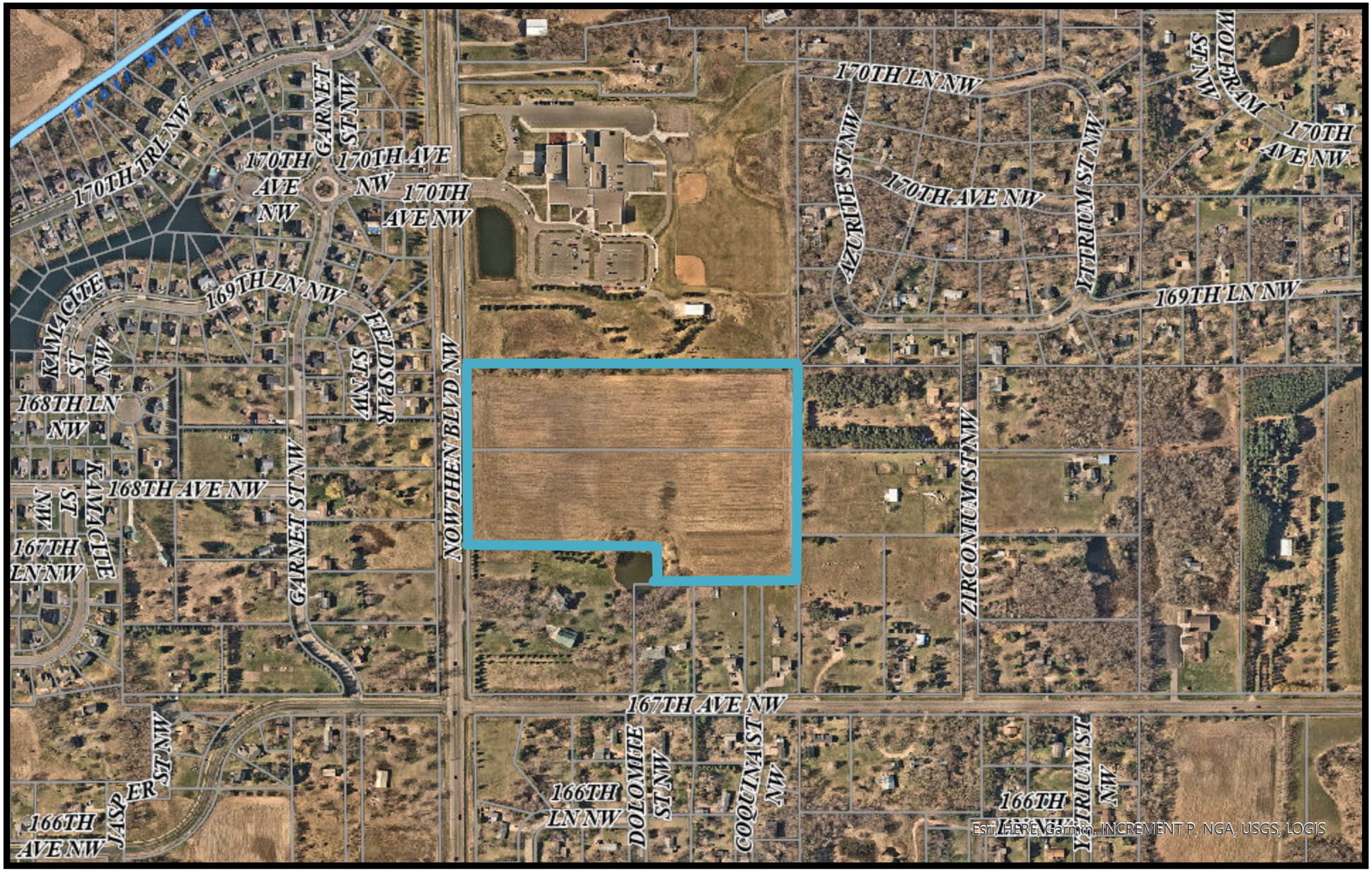
Plans

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Mariah Albrecht	05/03/2024 03:30 PM
Brian Hagen	Mariah Albrecht	05/03/2024 03:31 PM
Form Started By: Mark Riverblood		Started On: 05/02/2024 02:18 PM
Final Approval Date: 05/03/2024		

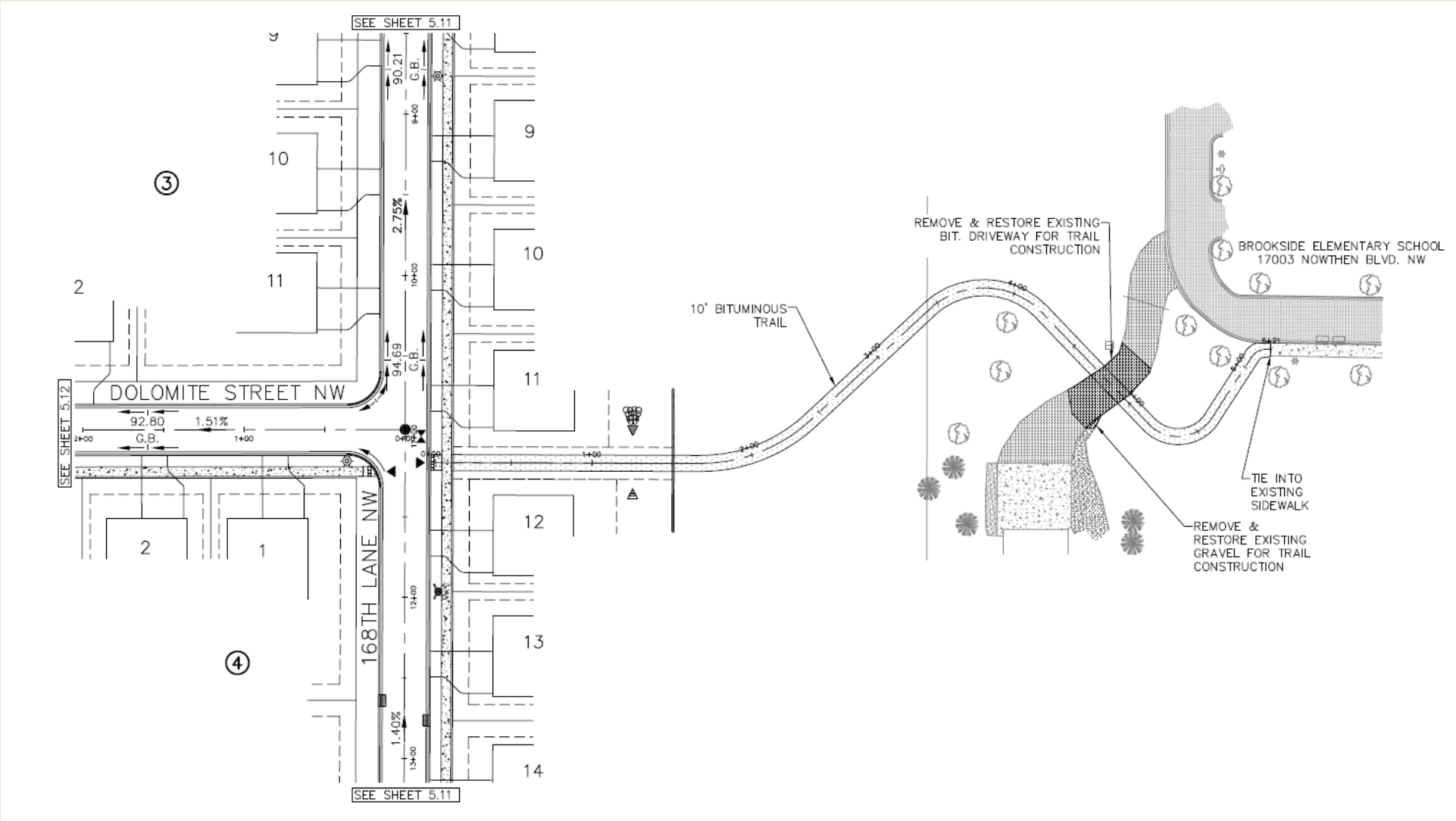
Harmony Farms

Site Location Map



Print Date: July 13, 2023

0 0.040.07 0.15 0.22 0.3 mi



Proposed 630′ Trail Connection to the School – Credit of $30 per foot Provided Against Trail Fees Owed ($18,900)

EXHIBIT B

Fees Payable to the City

1. Park Dedication and Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Park Dedication and Trail Development Fee requirements. The **CITY** will credit the **PERMITTEE** $30.00 per linear foot for construction of the cut-through trail from 168th Lane NW to Brookside Elementary School (approximately 630 linear feet). **PERMITTEE** must pay a Park Dedication Fee of **$256,500.00** (57units x $4,500.00 per unit) and a Trail Development Fee of **$66,600.00** (57 units x $1,500.00 per unit less $18,900.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$114,513.00** (57 units x $2,009.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

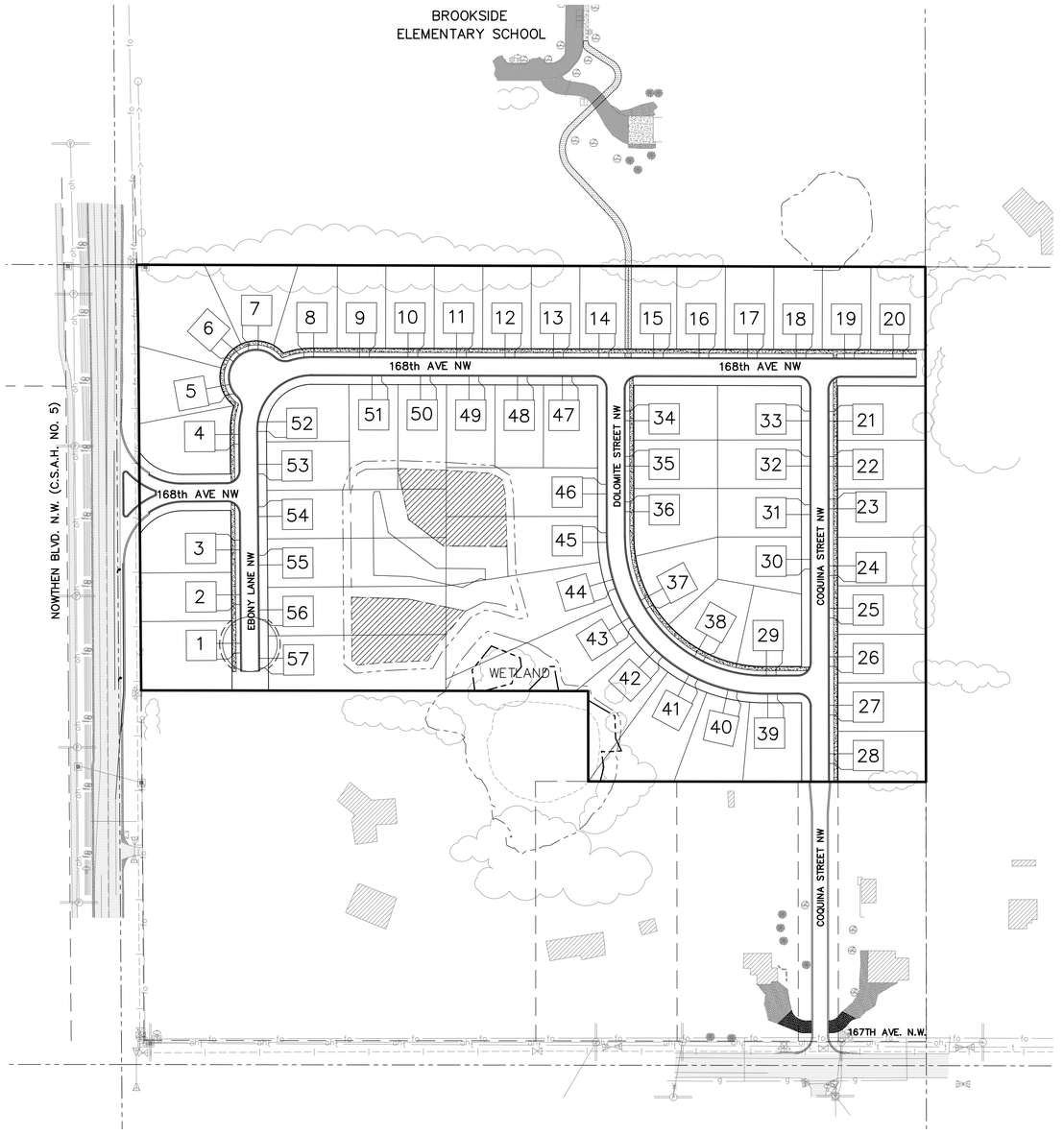
3. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$76,893.00** (57 units x $1,349.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

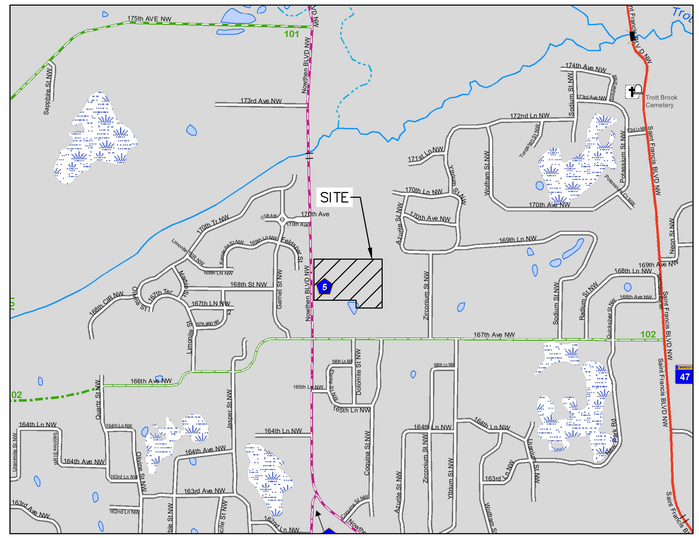
4. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$30,438.00** (57 units x $534.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of $294.00 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of **$2,360.00** ($294.00 x 8 lights). The **PERMITTEE**

Excerpt from the draft Development Agreement

HARMONY FARMS
PRELIMINARY PLAT
RAMSEY, MINNESOTA





LOCATION MAP

SHEET INDEX

COVER	1.10
LEGEND	1.20
EXISTING CONDITIONS	2.10
PRELIMINARY PLAT	3.10
PRELIMINARY SITE PLAN	4.10-4.11
SITE DATA AND LOT TABULATION	4.20
PRELIMINARY SRTEET PROFILES	4.30-4.32
PRELIMINARY GRADING PLAN	5.10-5.11
PRELIMINARY DEVELOPMENT PLAN	5.20-5.21
PRELIMINARY EROSION CONTROL PLAN	5.30
PRELIMINARY SEEDING PLAN	5.40
PRELIMINARY GRADING DETAILS	5.50-5.51
PRELIMINARY TURN LANE PLAN	5.60
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	6.10-6.11
PRELIMINARY STORM SEWER PLAN	7.10
PRELIMINARY DETAILS	8.10-8.12
STORM WATER POLLUTION PREVENTION PLAN	S1-S2
MPCA MAP	S3
EXISTING HYDROLOGY MAP	S4
PROPOSED HYDROLOGY MAP	S5
PRELIMINARY LANDSCAPE PLAN	L1
PRELIMINARY TREE PRESERVATION PLAN	T1

0 60 120 240

GRAPHIC SCALE IN FEET

BENCH MARK

TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W. EL=890.48

TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W. EL=901.06

00-ENG-123074-SHEET-COVR

811 Know what's below. Call before you dig.

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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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 Brian N. Molinaro

Reg. No. 47504 Date 7-10-2023

Revisions
1. 2024-02-05 City Comments

Date	12-08-2023
Designed	NAP
Drawn	PDS

COVER

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

1.10 OF 30

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LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
FM	FM	FM	FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
e	e	e	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS PIPELINE
petro	petro	petro	UNDERGROUND PETROLEUM PIPELINE
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
902	902	902	2' CONTOUR LINE
900	900	900	10' CONTOUR LINE
	OUTLET=987.0	OUTLET=987.0	BASIN OUTLET LINE
	HWL=900.2	HWL=900.2	BASIN HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
BUFFER	BUFFER	BUFFER	WETLAND BUFFER
			TREE LINE
FEMA	FEMA	FEMA	FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
X	X	X	FENCE (BARBED WIRE)
#	#	#	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
	C		CONSERVATION AREA SIGN
	W		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- TRANSFORMER BOX
- FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

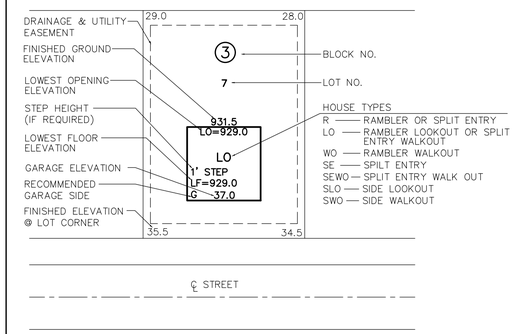
- STANDARD EROSION CONTROL
- HEAVY-DUTY EROSION CONTROL
- SECONDARY EROSION CONTROL FENCE
- EROSION CONTROL AT BACK OF CURB
- TREE FENCE
- TEMPORARY DIVERSION DITCH
- CATCH BASIN INLET PROTECTION
- STRAW BIO ROLLS
- ROCK BERM
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
- DISCHARGE LOCATION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY OUTLET FLOATING SKIMMER
- BASIN ACCESS 8% SLOPE MAX.
- STABILIZED EMERGENCY OVERFLOW
- STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



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Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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 Brian N. Molinaro Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

LEGEND

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

00-ENG-123074-SHEET-LGND

1.20 OF 30

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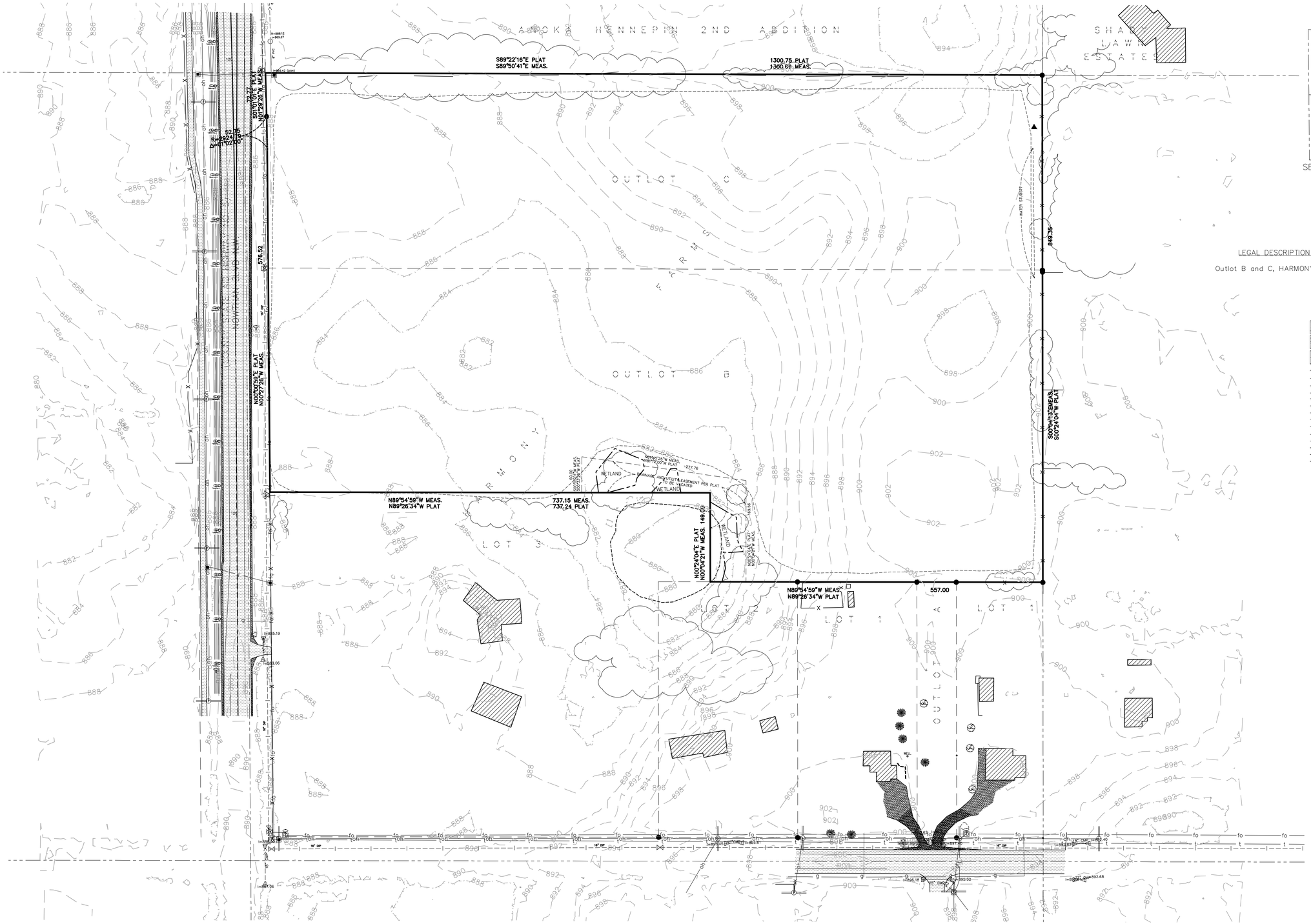

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

Outlot B and C, HARMONY FARMS, Anoka County Minnesota.

LEGEND

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- oh — Denotes overhead utility lines
- tv — Denotes underground television line
- t — Denotes underground telephone line
- fo — Denotes underground fiber optic line
- e — Denotes underground electric line
- Denotes underground petroleum lines
- g — Denotes underground gas line
- X — Denotes fence (barbed wire)
- # — Denotes fence (chain link)
- [] — Denotes fence (wood)
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes utility pole
- Denotes transformer box
- Denotes fiber optic box
- Denotes electric box
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes spike
- Denotes mailbox
- Denotes sign
- Denotes deciduous tree
- Denotes coniferous tree

N

0 40 80 160

GRAPHIC SCALE IN FEET

BENCH MARK

TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W. EL=890.48

TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W. EL=901.06

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www.pioneereng.com

I hereby certify that this plan 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 Brian N. Molinaro
Brian N. Molinaro
Reg. No. 47504 Date 7-10-2023

Revisions
1: 2023-02-05 City Comments

Date	12-08-2023
Designed	NAP
Drawn	PDS

EXISTING CONDITIONS

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

2.11 OF 30

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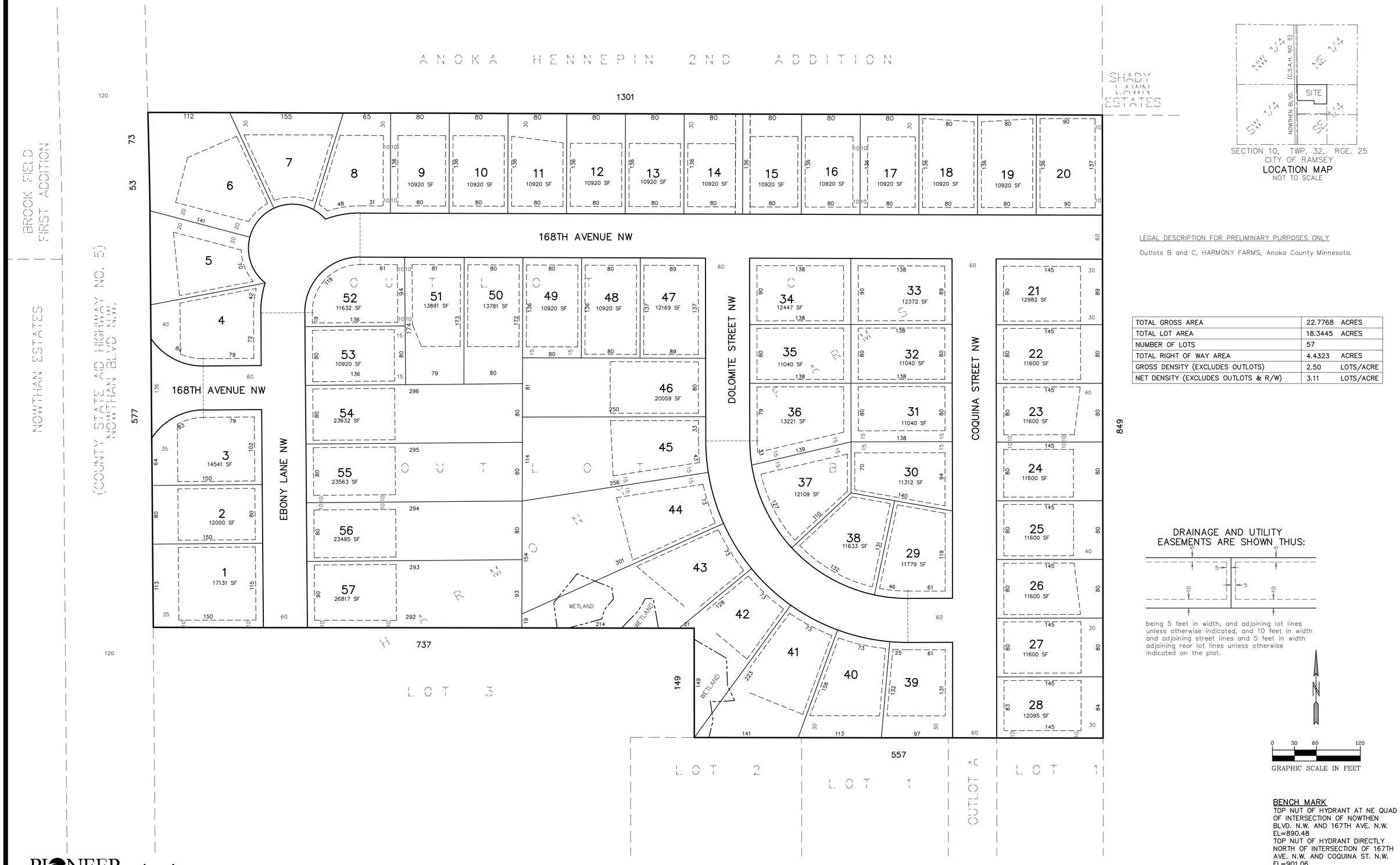

SECTION 10, TWP. 32, RGE. 25
CITY OF RAMSEY
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

Outlots B and C, HARMONY FARMS, Anoka County Minnesota.

TOTAL GROSS AREA	22.7768	ACRES
TOTAL LOT AREA	18.3445	ACRES
NUMBER OF LOTS	57	
TOTAL RIGHT OF WAY AREA	4.4323	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	2.50	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	3.11	LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and 5 feet in width adjoining rear lot lines unless otherwise indicated on the plat.

0 30 60 120
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W.
EL=890.48
TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W.
EL=901.06

00-SURV-123074-BASE.DWG

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota
Name Peter J. Hawkinson
Reg. No. 42299 Date 7-10-2023

Revisions
1. 2024-02-05 City Comments

Date 12-08-2023
Designed NAP
Drawn PDS

PRELIMINARY PLAT

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

3.10 OF 30

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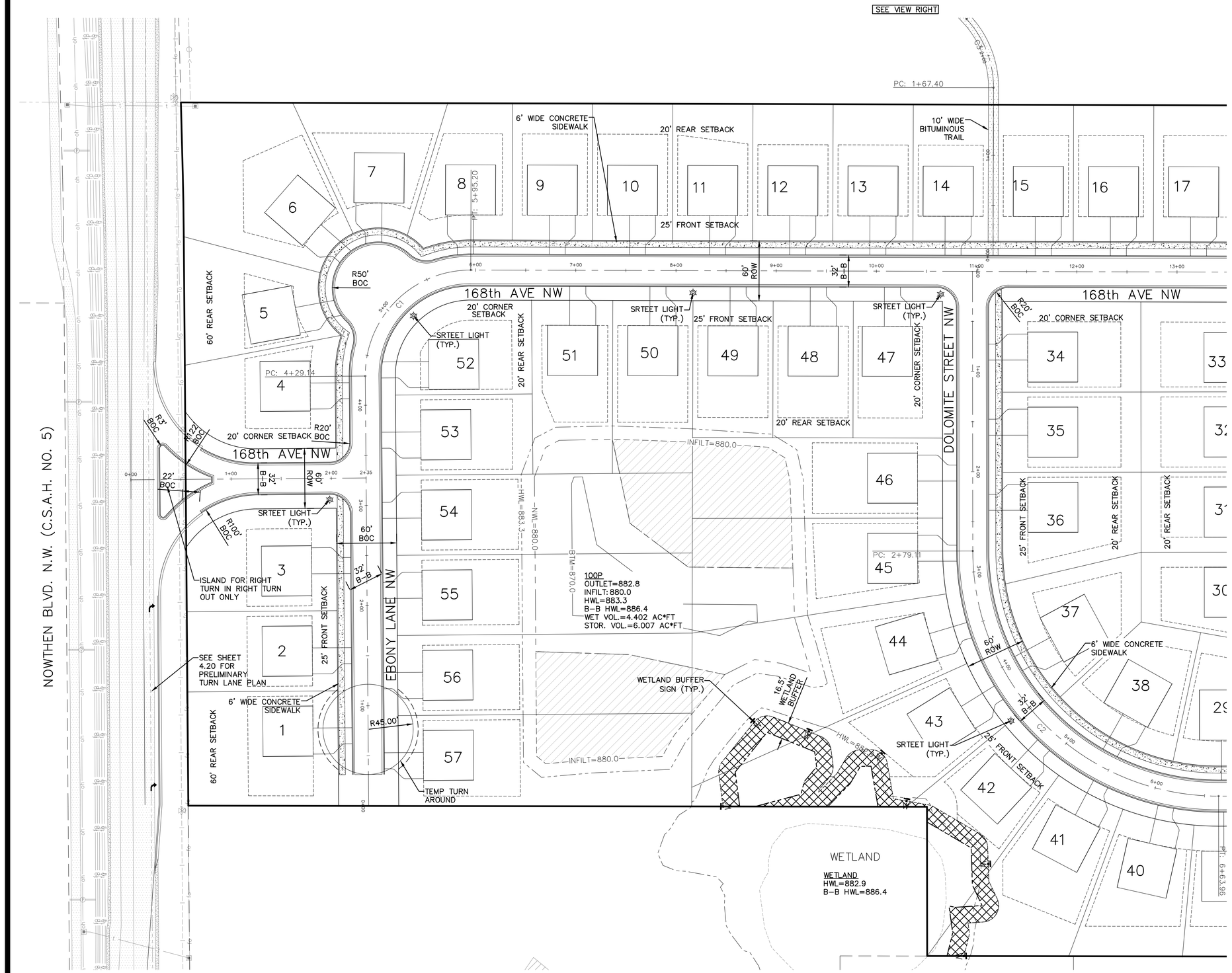

R-1A MINIMUM STANDARDS:

MINIMUM DENSITY 2.5 UNITS/ACRE
WIDTH AT SETBACK: 80'
WIDTH AT ROW: 45'
AREA: 10,000 SF
MINIMUM DEPTH 100' (130' ON PERIMETER)
FRONT SETBACK: 25'
SIDE SETBACK: 5'
CORNER SIDE SETBACK: 20'
REAR SETBACK: 20'
SETBACK FROM ARTERIAL ROADWAY: 60'
SETBACK FROM WETLAND: 16.5'

CURVE TABLE

	CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
ROAD CURVES	C1	90°36'45"	166.06	105.00	106.13	4+29.14	5+95.20
	C2	90°00'00"	384.85	245.00	245.00	2+79.11	6+63.96
	C3	43°10'43"	75.36	100.00	39.57	1+67.40	2+42.76
TRAIL CURVES	C4	89°14'34"	77.88	50.00	49.34	3+43.38	4+21.26
	C5	103°09'54"	45.01	25.00	31.52	5+17.10	5+62.11
	C6	57°00'23"	9.95	10.00	5.43	6+07.63	6+17.58

INFILTRATION AREAS

WETLAND BUFFER AREA

WETLAND BUFFER SIGN: CITY TO FURNISH, DEVELOPER TO INSTALL

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK

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Name Brian N. Molinaro
Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

PRELIMINARY SITE PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

4.10 OF 30

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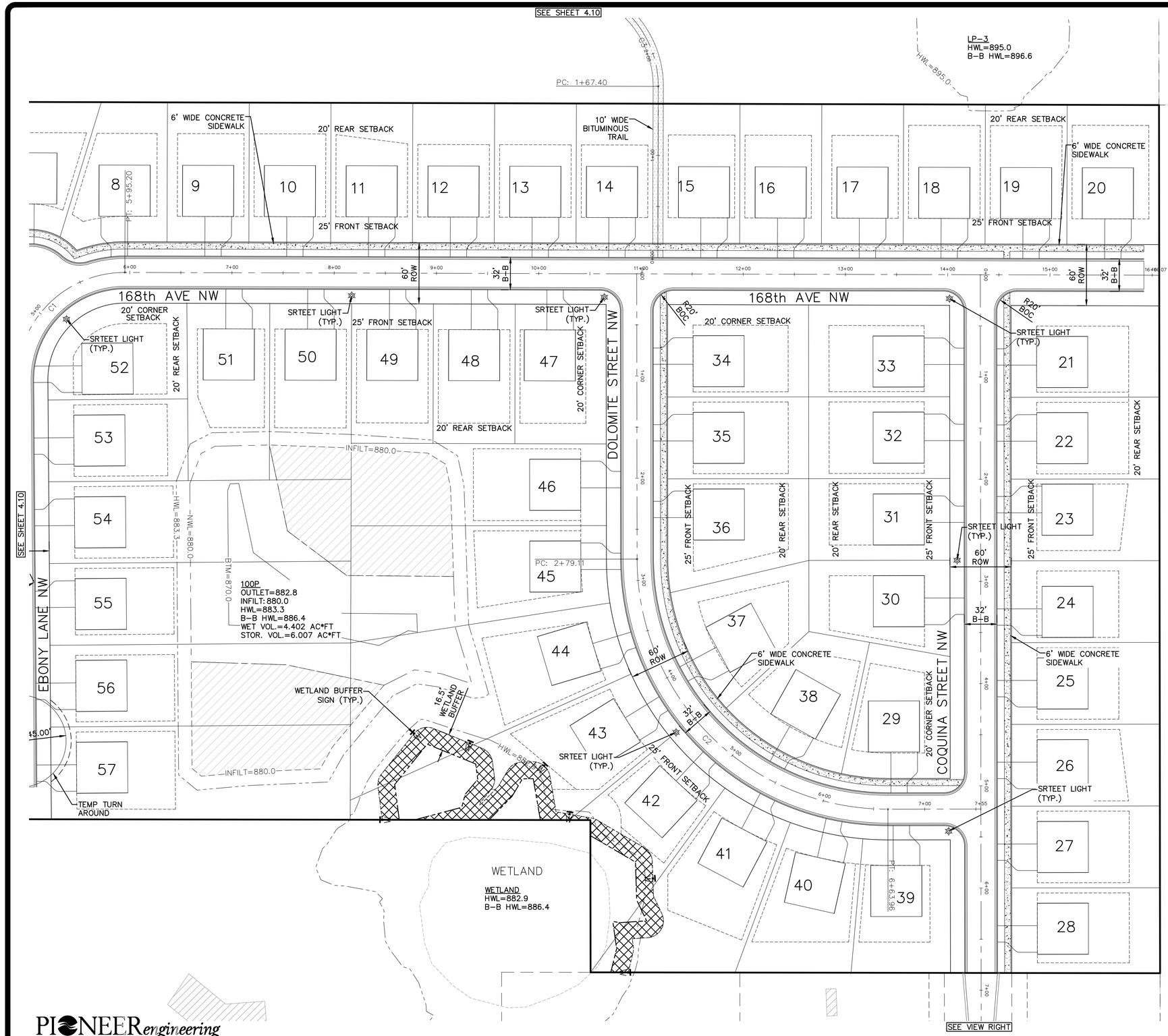

R-1A MINIMUM STANDARDS:

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- WIDTH AT SETBACK: 80'
- WIDTH AT ROW: 45'
- AREA: 10,000 SF
- MINIMUM DEPTH 100' (130' ON PERIMETER)
- FRONT SETBACK: 25'
- SIDE SETBACK: 5'
- CORNER SIDE SETBACK: 20'
- REAR SETBACK: 20'
- SETBACK FROM ARTERIAL ROADWAY: 60'
- SETBACK FROM WETLAND: 16.5'

INFILTRATION AREAS

WETLAND BUFFER AREA

W WETLAND BUFFER SIGN: CITY TO FURNISH, DEVELOPER TO INSTALL

GRAPHIC SCALE IN FEET (0, 25, 50, 100)

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PRELIMINARY SITE PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

4.11 OF 30

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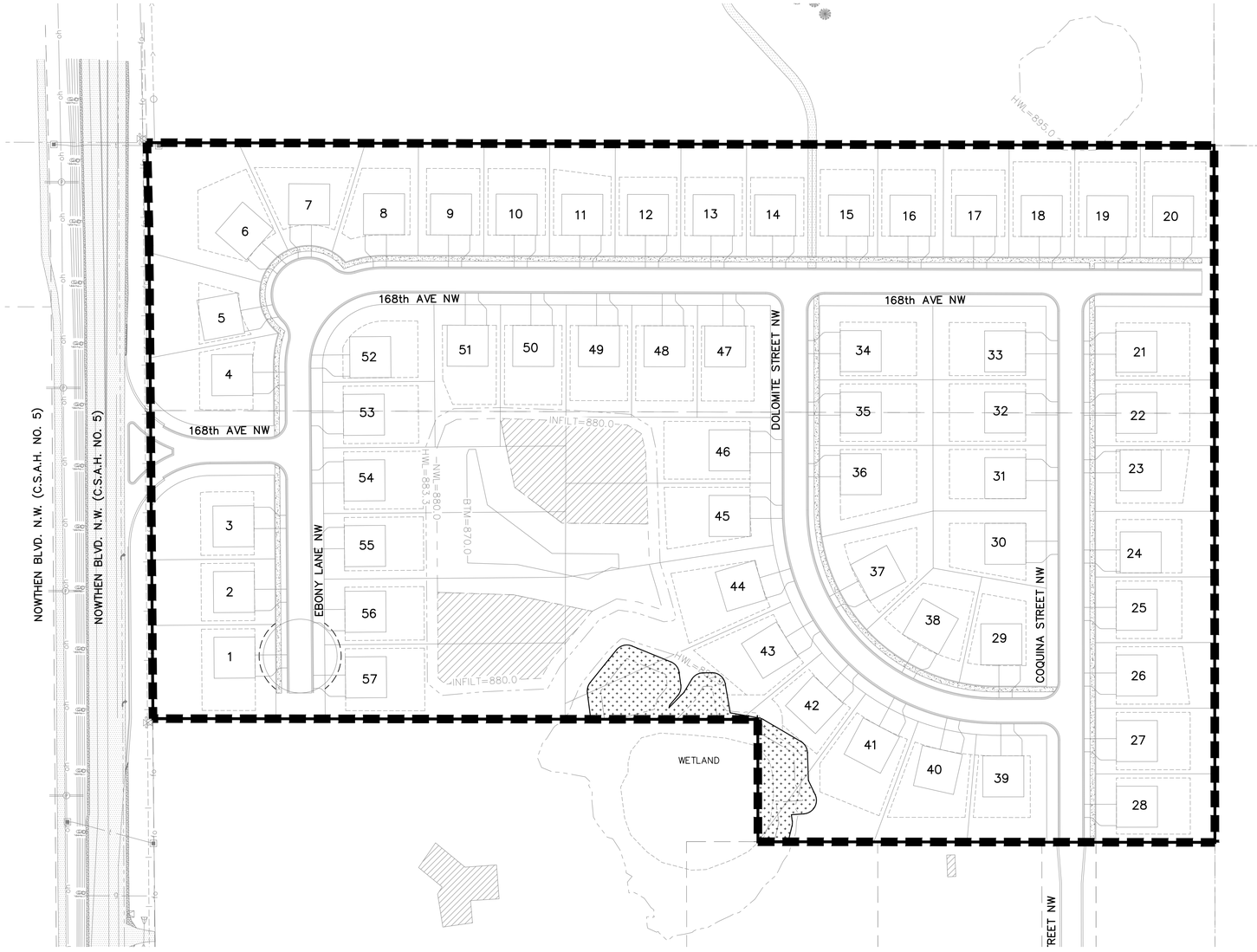
HARMONY FARMS - LOT BY LOT TABULATION

LOT #	HOUSE TYPE	GARAGE FLOOR ELEVATION	DRIVEWAY GRADE (%)	LOW FLOOR ELEVATION	LOOKOUT ELEVATION	LOWEST OPENING ELEVATION	100-YEAR HWL	B-B 100-YEAR HWL	EMERGENCY OVERFLOW ELEVATION
1	SE	891.2	6.9	888.0	891.7	891.7	NA	NA	886.2
2	SEWO	890.4	6.6	887.2	NA	887.2	NA	NA	886.2
3	SEWO	890.6	6.4	887.4	NA	887.4	NA	NA	886.2
4	SEWO	891.1	4.2	887.9	NA	887.9	NA	NA	886.9
5	SEWO	891.3	7.0	888.1	NA	888.1	NA	NA	886.9
6	SE	891.1	7.9	887.9	887.9	887.9	NA	NA	886.9
7	SE	890.6	6.9	887.4	891.1	891.1	NA	NA	886.4
8	SE	890.6	7.0	887.4	891.1	891.1	NA	NA	886.4
9	SE	890.6	7.5	887.4	891.1	891.1	NA	NA	886.4
10	SE	890.9	6.5	887.7	891.4	891.4	NA	NA	886.4
11	SEWO	892.1	8.1	888.9	NA	888.9	NA	NA	886.4
12	SEWO	893.8	8.4	890.6	NA	890.6	NA	NA	886.4
13	SEWO	896.0	8.5	892.8	NA	892.8	NA	NA	886.4
14	SEWO	897.6	8.3	894.4	NA	894.4	NA	NA	886.4
15	SE	898.9	8.0	895.7	899.4	899.4	NA	NA	894.7
16	SE	900.1	8.6	896.9	900.6	900.6	NA	NA	895.9
17	SE	901.2	8.1	898.0	901.7	901.7	NA	NA	895.9
18	SE	902.2	8.1	899.0	902.7	902.7	895.0	NA	896.5
19	SE	902.7	6.5	899.5	903.2	903.2	895.0	NA	896.5
20	SE	903.7	7.3	900.5	904.2	904.2	895.0	NA	896.5
21	SE	901.8	8.4	898.6	902.3	902.3	NA	NA	895.9
22	SE	900.4	6.3	897.2	900.9	900.9	NA	NA	895.9
23	SE	898.8	8.5	895.6	899.3	899.3	NA	NA	895.9
24	SE	898.8	8.2	895.6	899.3	899.3	NA	NA	895.9
25	SE	900.4	7.9	897.2	900.9	900.9	NA	NA	895.9
26	SE	902.0	7.1	898.8	902.5	902.5	NA	NA	895.9
27	SE	902.7	6.0	899.5	903.2	903.2	NA	NA	895.9
28	SE	903.4	6.7	900.2	903.9	903.9	NA	NA	895.9
29	SEWO	900.9	6.7	897.7	NA	897.7	NA	NA	888.9
30	SEWO	898.9	6.8	895.7	NA	895.7	NA	NA	888.9
31	SEWO	898.9	7.0	895.7	NA	895.7	NA	NA	888.9
32	SEWO	900.5	6.5	897.3	NA	897.3	NA	NA	888.9
33	SEWO	901.4	5.2	898.2	NA	898.2	NA	NA	888.9
34	SE	896.0	7.1	892.8	896.5	896.5	NA	NA	888.9
35	SE	894.4	7.3	891.2	894.9	894.9	NA	NA	888.9
36	SE	893.0	10.0	898.8	893.5	892.5	NA	NA	888.9
37	SE	893.0	9.1	898.8	893.5	892.8	NA	NA	888.9
38	SEWO	897.2	7.1	894.0	NA	894.0	NA	NA	888.9
39	SE	901.0	5.5	897.8	901.5	901.5	882.9	NA	888.9
40	SEWO	899.4	5.7	896.2	NA	896.2	882.9	886.4	*
41	SEWO	897.3	5.5	894.1	NA	894.1	882.9	886.4	*
42	SEWO	895.2	6.4	892.0	NA	892.0	882.9	886.4	*
43	SEWO	893.3	8.0	890.1	NA	890.1	882.9	886.4	*
44	SEWO	891.7	7.2	888.5	NA	888.5	883.3	886.4	*
45	SEWO	891.7	7.0	888.5	NA	888.5	883.3	886.4	*
46	SEWO	892.9	6.0	889.7	NA	889.7	883.3	886.4	*
47	SEWO	896.4	6.4	893.2	NA	893.2	883.3	886.4	*
48	SEWO	894.2	5.8	891.0	NA	891.0	883.3	886.4	*
49	SEWO	892.3	5.8	889.1	NA	889.1	883.3	886.4	*
50	SEWO	891.6	8.3	888.4	NA	888.4	883.3	886.4	*
51	SEWO	891.6	7.9	888.4	NA	888.4	883.3	886.4	*
52	SE	891.6	4.2	888.4	892.1	892.1	883.3	886.4	*
53	SEWO	891.8	4.4	888.6	NA	888.6	883.3	886.4	*
54	SEWO	891.7	4.5	888.5	NA	888.5	883.3	886.4	*
55	SEWO	891.6	8.0	888.4	NA	888.4	883.3	886.4	*
56	SEWO	891.6	7.8	888.4	NA	888.4	883.3	886.4	*
57	SEWO	891.6	6.1	888.4	NA	888.4	883.3	886.4	*

* SUBJECT TO B-B 100 YEAR HWL RULE



GROSS RESIDENTIAL AREA

WETLANDS, WATER BODIES, AND NON-STORMWATER PONDS (INLCUDING 16.5' BUFFER)

SITE DATA:

GROSS AREA: ±22.8 ACRES
WETLAND: ±0.24 ACRES
NET AREA: ±22.56 ACRES

ZONING: R-1
PROPOSED ZONING: R-1(80)
2040 COMP PLAN: LDR (3-4 UNITS/ACRE)

PROPOSED LOTS: 57
NET DENSITY: ±2.52 UNITS/ACRE

N

0 40 80 160
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W. EL=890.48
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Name Brian N. Molinaro
Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

SITE DATA AND LOT TABULATION

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

4.20 OF 30

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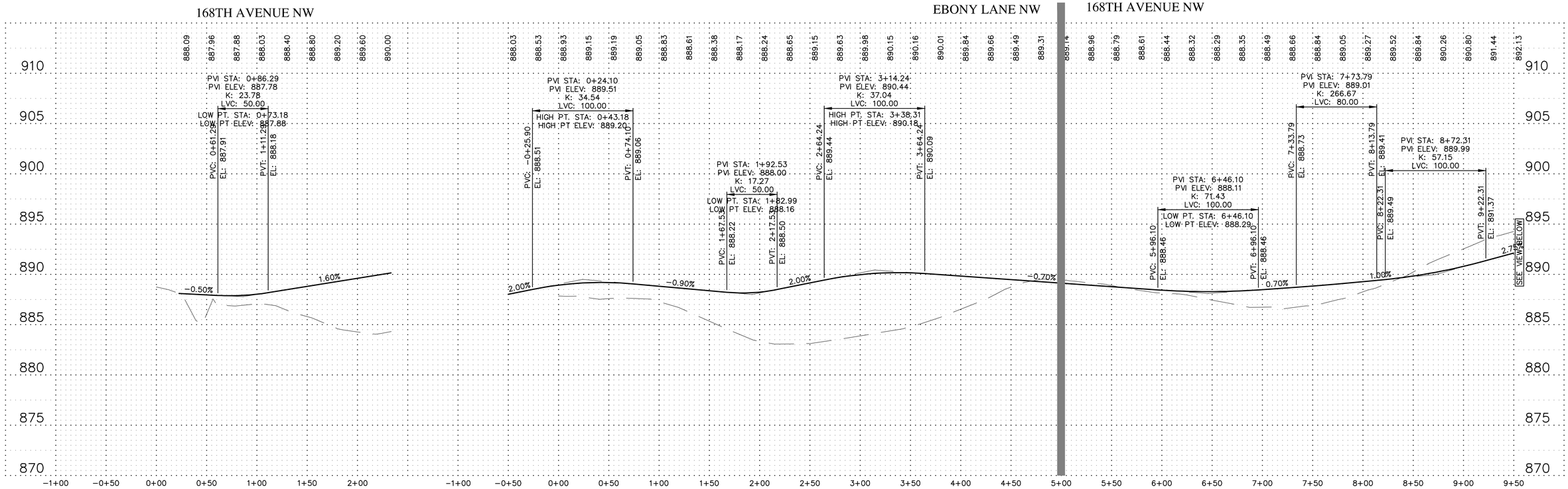

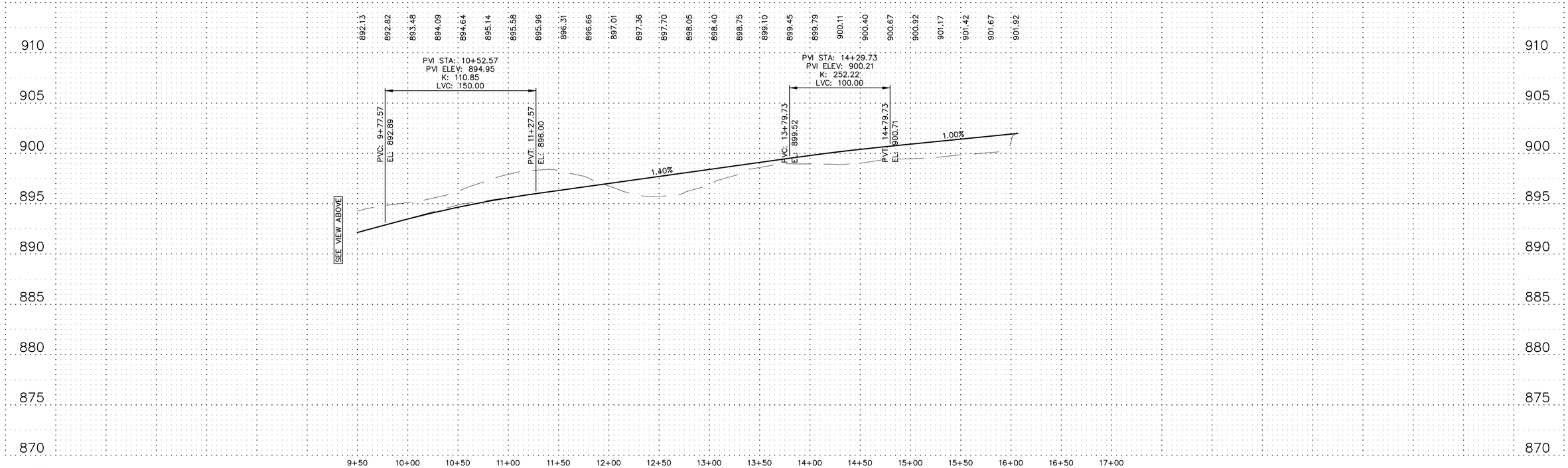

00-ENG-123074-SHEET-SITE-ROAD-PROF

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PRELIMINARY STREET PROFILES

LENNAR
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HARMONY FARMS
RAMSEY, MINNESOTA

4.40 OF 30

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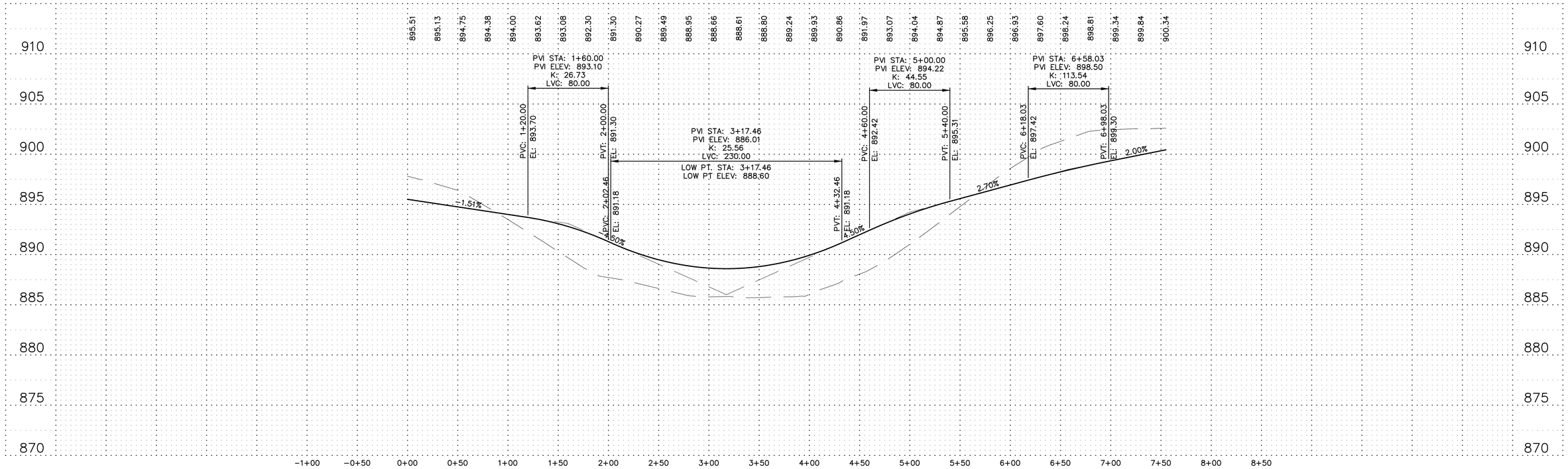
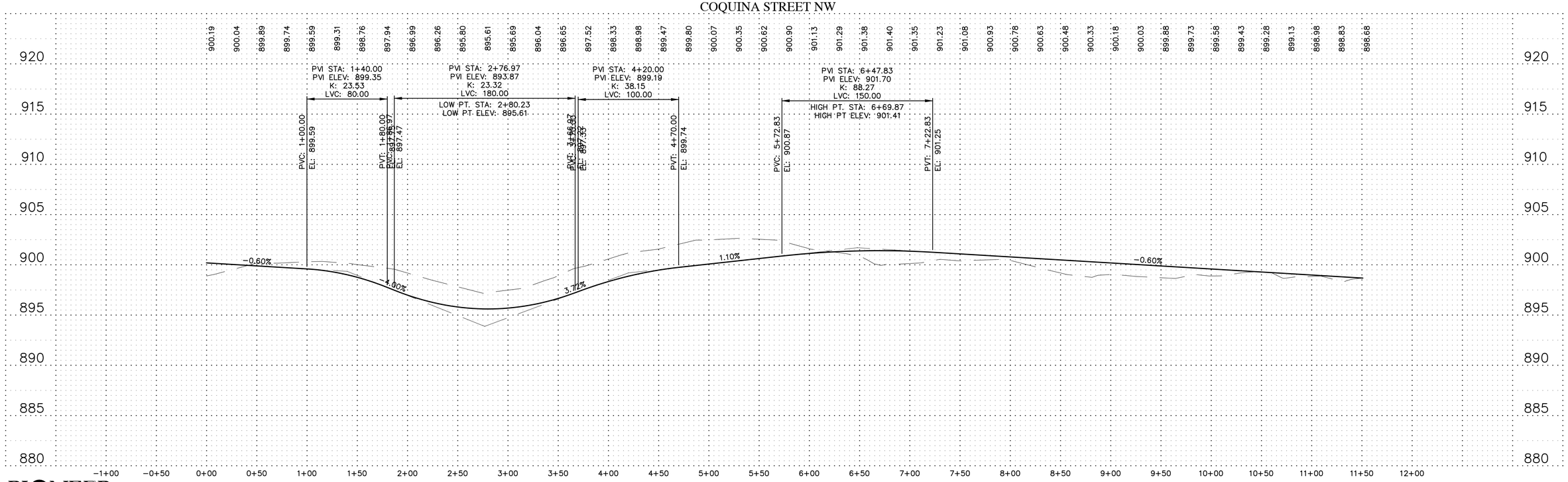
DOLOMITE STREET NW



COQUINA STREET NW



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PRELIMINARY STREET PROFILES

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HARMONY FARMS
RAMSEY, MINNESOTA

4.41 OF 30

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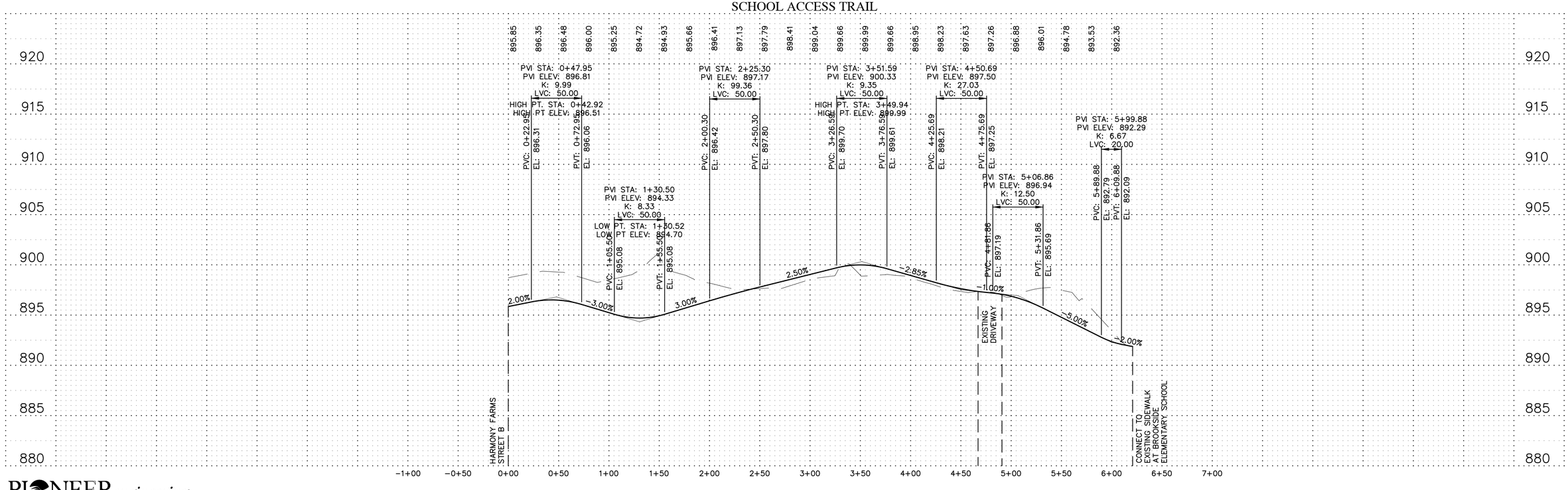
SCHOOL ACCESS TRAIL



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PRELIMINARY STREET PROFILES

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HARMONY FARMS
RAMSEY, MINNESOTA

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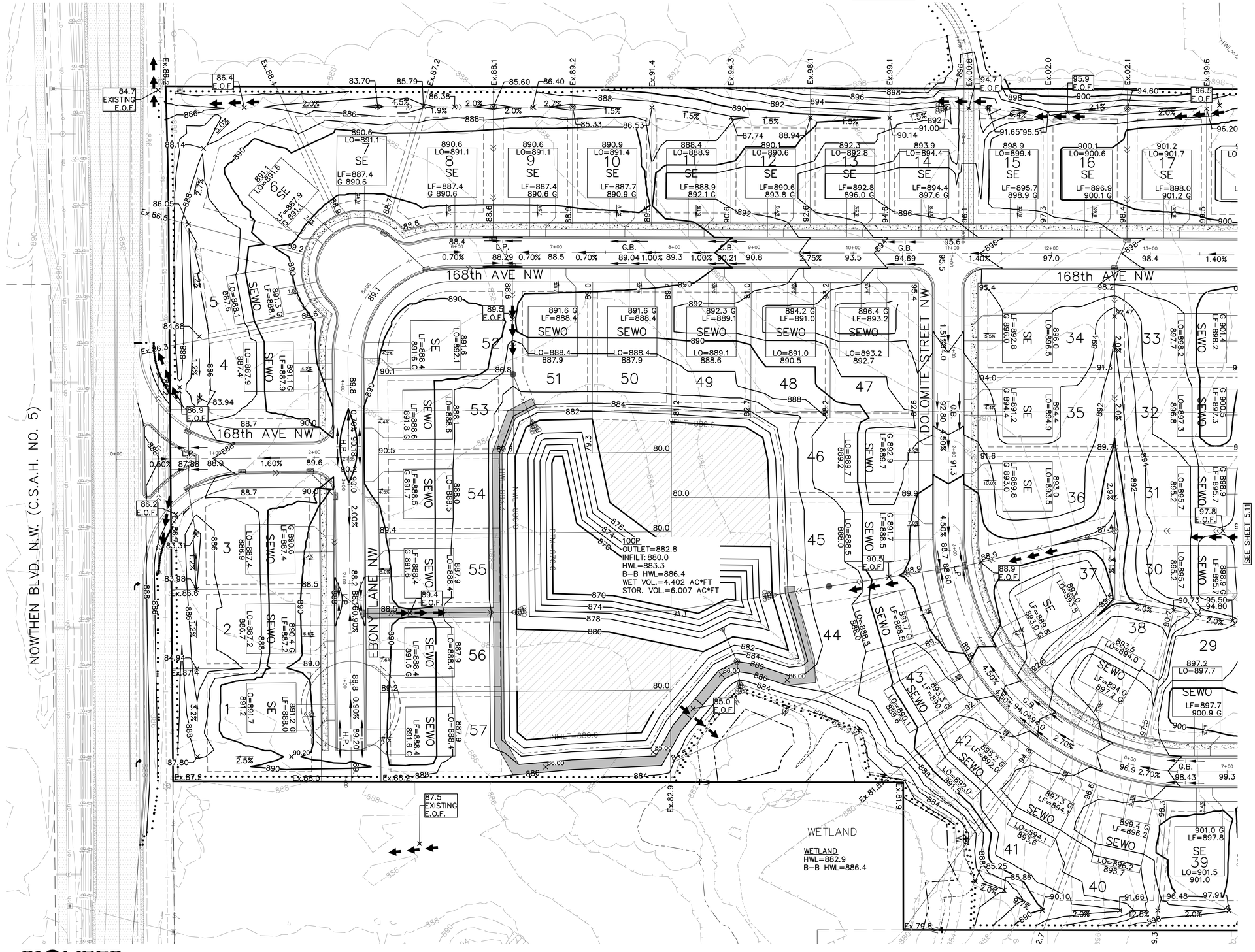

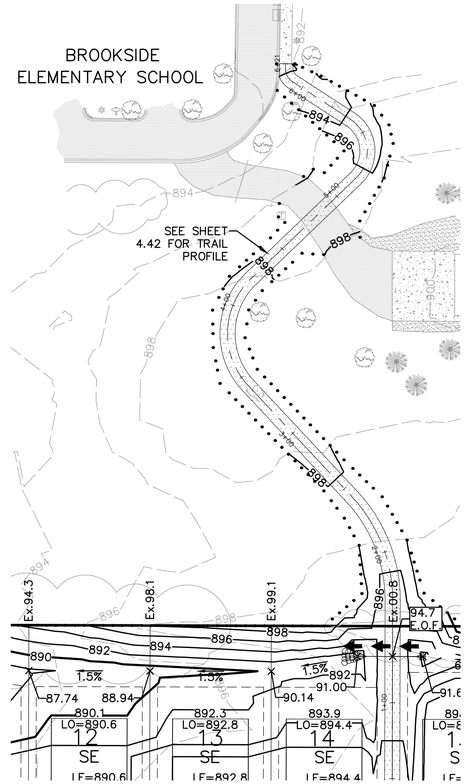

STORMWATER SETBACKS

LOW OPENING ELEVATIONS –
HIGHEST OF :

MINIMUM 3 FEET ABOVE HIGHEST ANTICIPATED GROUNDWATER TABLE.

2 FEET ABOVE THE DESIGNATED OR DESIGNED 100–YEAR FLOOD ELEVATION OR

1 FOOT ABOVE THE EMERGENCY OVERFLOW.

BASIN ACCESS 8% SLOPE MAX.

INFILTRATION AREAS

0 25 50 100

GRAPHIC SCALE IN FEET

BENCH MARK

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Name Brian N. Molinaro
Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

PRELIMINARY GRADING PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

5.10 OF 30

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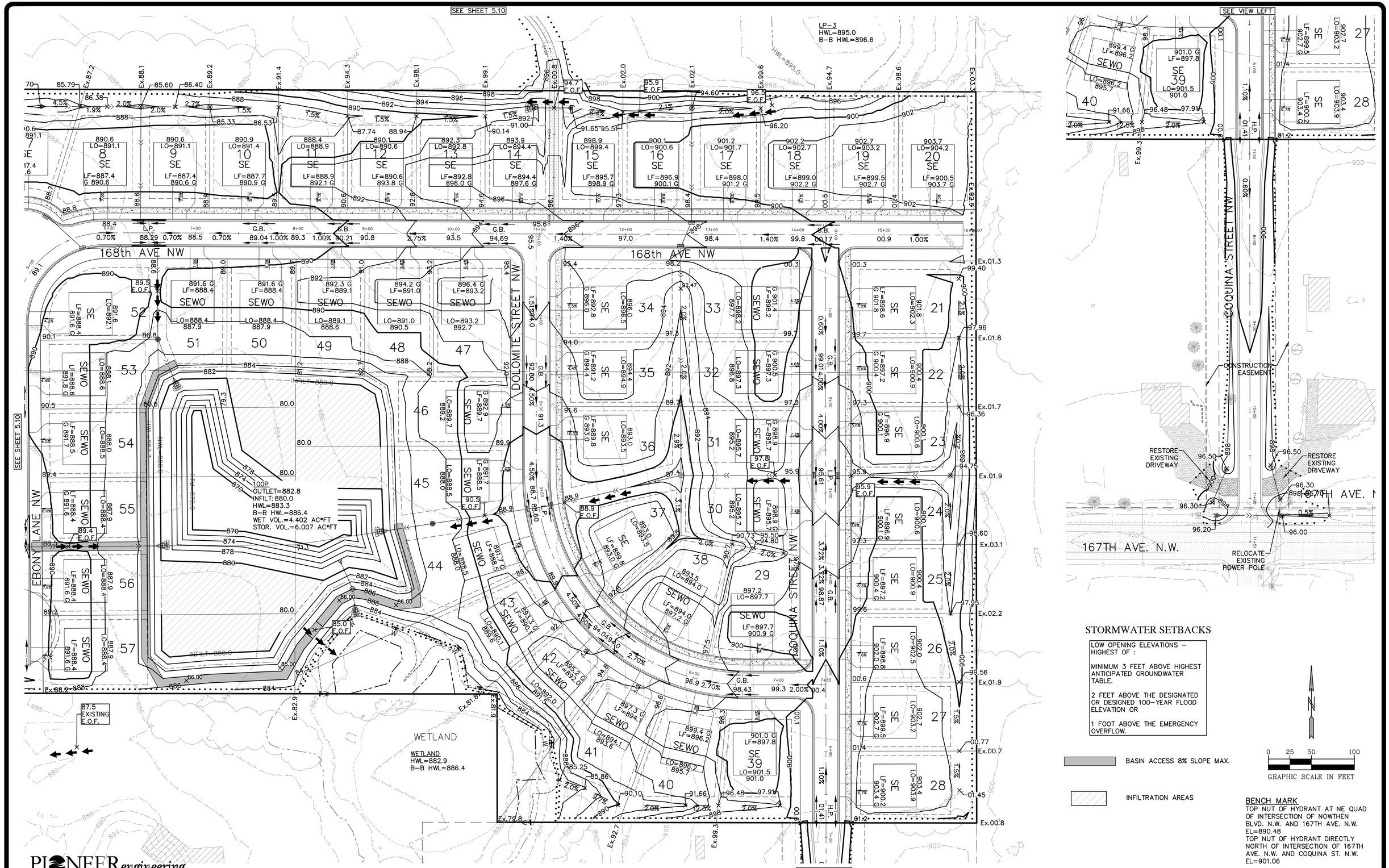

STORMWATER SETBACKS

LOW OPENING ELEVATIONS – HIGHEST OF :

MINIMUM 3 FEET ABOVE HIGHEST ANTICIPATED GROUNDWATER TABLE.

2 FEET ABOVE THE DESIGNATED OR DESIGNED 100-YEAR FLOOD ELEVATION OR

1 FOOT ABOVE THE EMERGENCY OVERFLOW.

BASIN ACCESS 8% SLOPE MAX.

INFILTRATION AREAS

GRAPHIC SCALE IN FEET
0 25 50 100

BENCH MARK

TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W.
EL=890.48
TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W.
EL=901.06

00-ENG-123074-SHEET-GRAD

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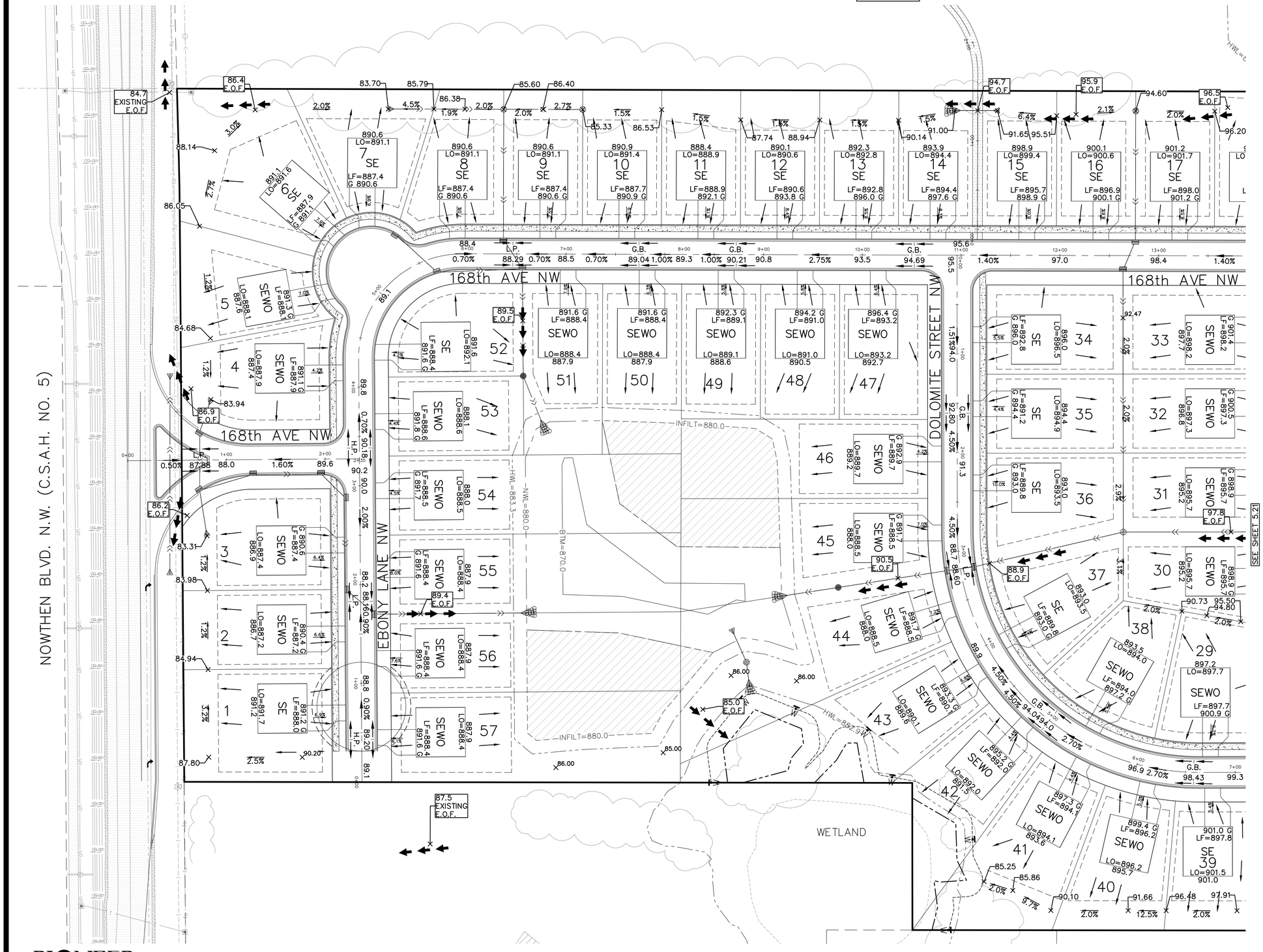

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0 25 50 100

GRAPHIC SCALE IN FEET

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PRELIMINARY DEVELOPMENT PLAN

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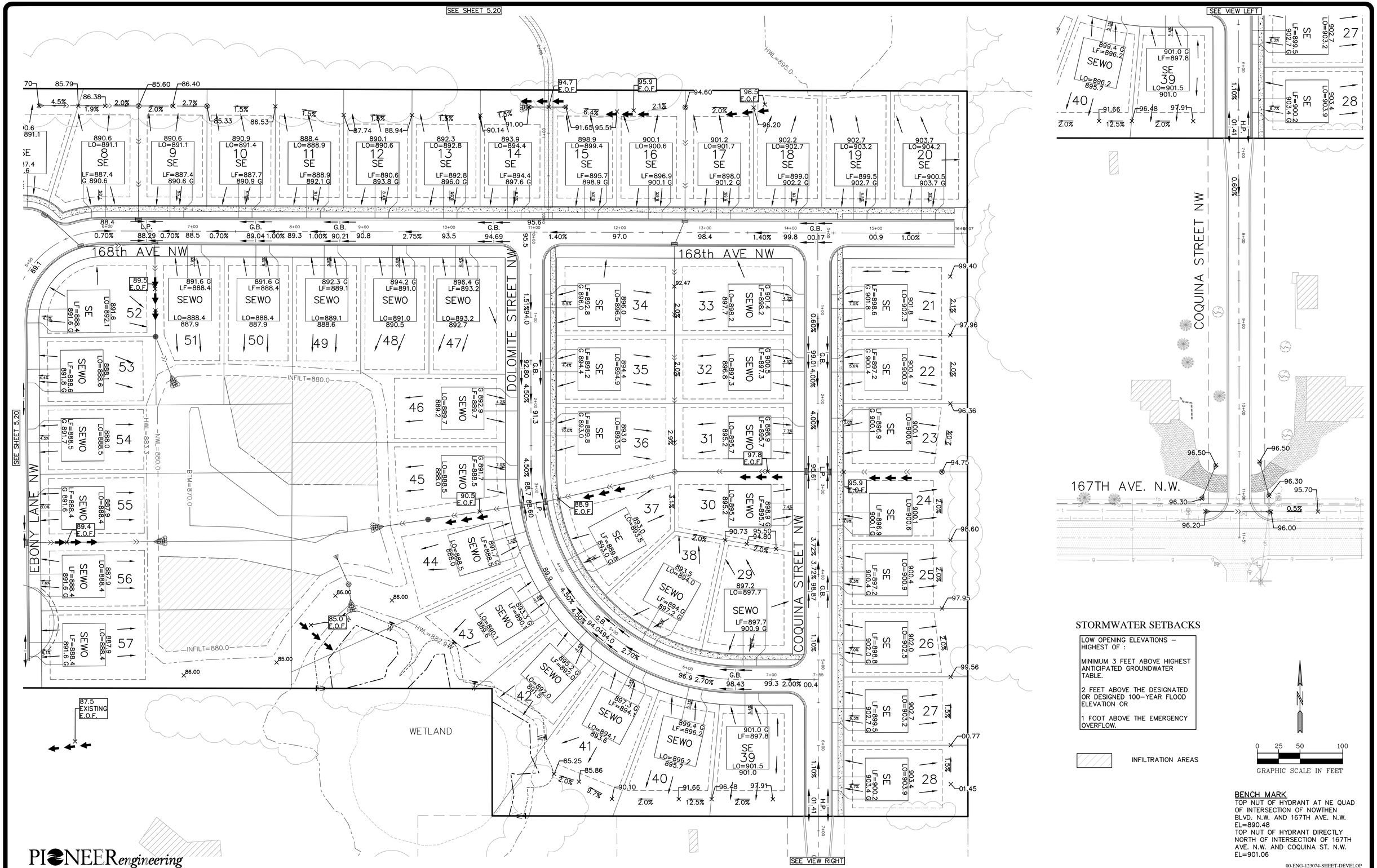

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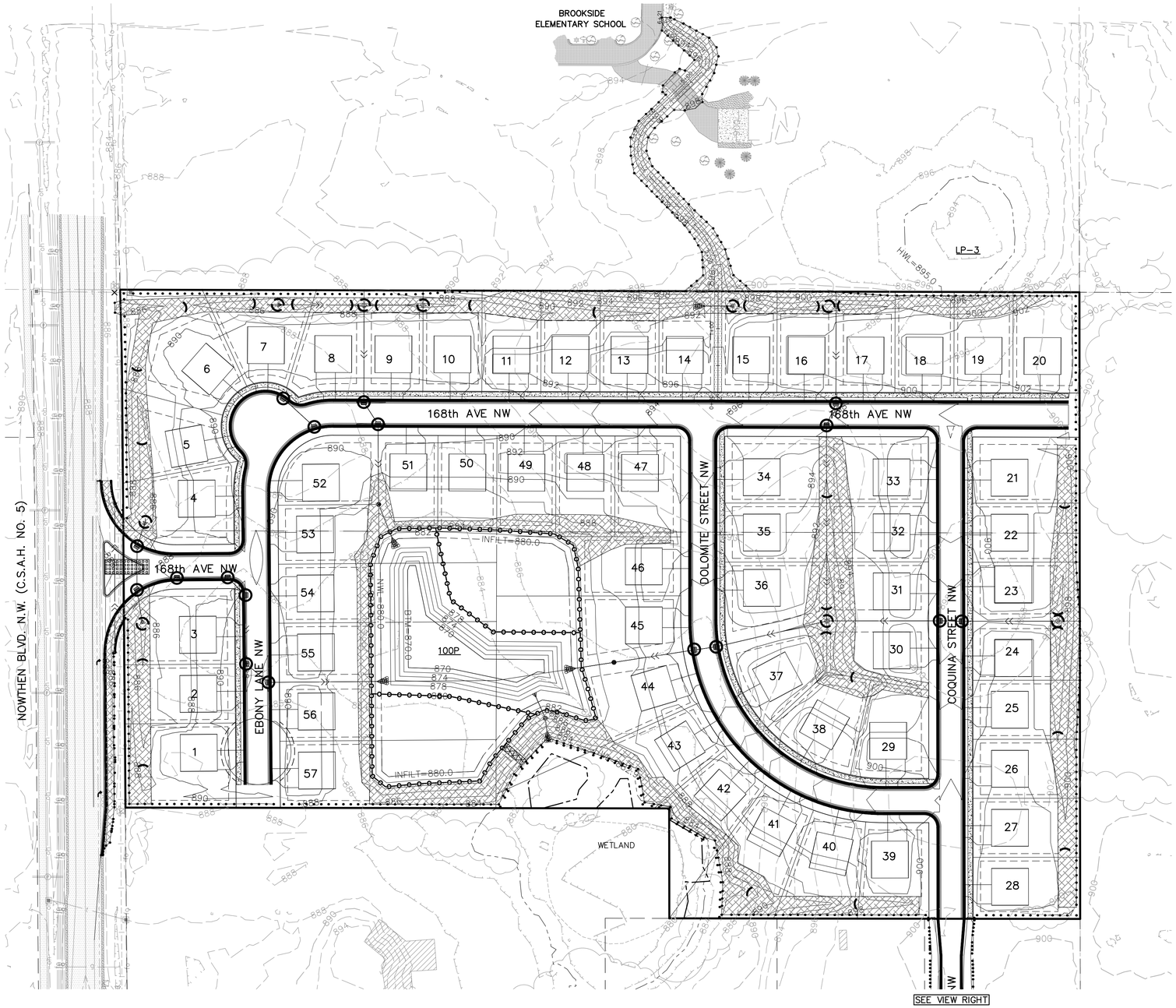

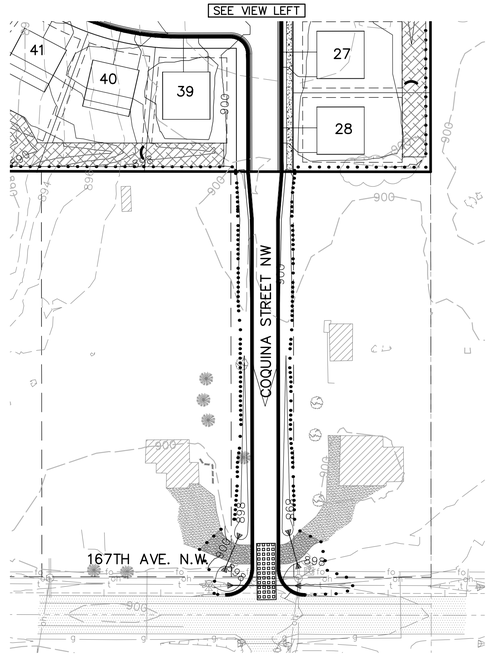

LEGEND

- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- PERIMETER SILT FENCE. TO BE INSTALLED AND INSPECTED BY THE CITY BEFORE THE START OF GRADING.
- SECONDARY SILT FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- STABILIZED EMERGENCY OVERFLOW
- MNDOT CAT 20 EROSION CONTROL BLANKET. INSTALL IMMEDIATELY AFTER GRADING COMPLETION.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AND INSPECTED BY THE CITY BEFORE THE START OF GRADING.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST

N

0 40 80 160

GRAPHIC SCALE IN FEET

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PRELIMINARY EROSION CONTROL PLAN

LENNAR
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PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

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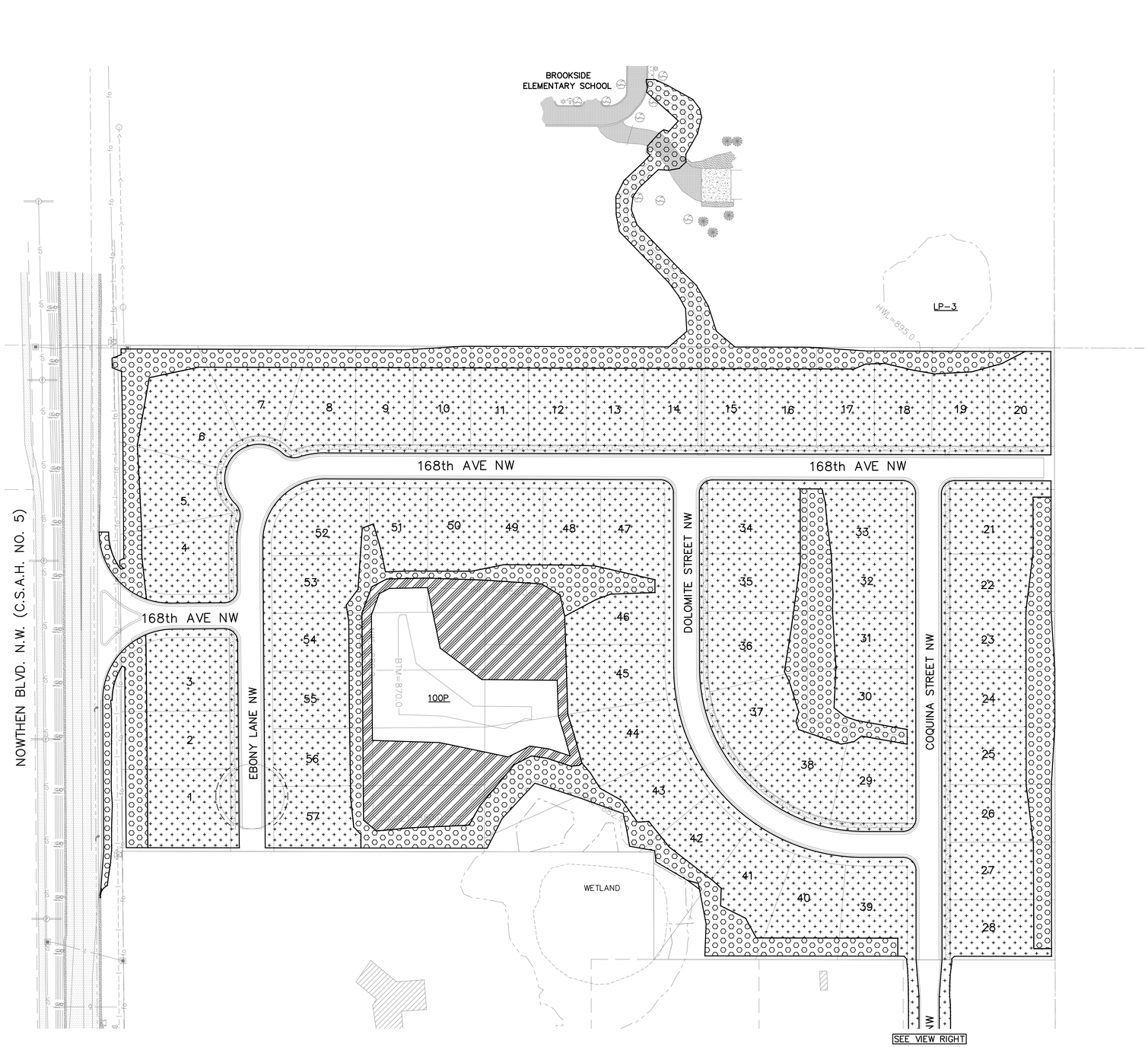

PERMANENT SEEDING AREAS SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 35-241 AT 36.5 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- TYPE 4 FERTILIZER, 18-1-8 @ 120 POUNDS PER ACRE.

TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 22-111 @ 30.5 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- TYPE 1 FERTILIZER, 10-10-20 @ 200 POUNDS PER ACRE.

NATIVE AREA SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 35-221 (DRY PRAIRIE GENERAL) @ 36.5 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 POUNDS PER ACRE.

INFILTRATION BASINS AND POND ABOVE NWL SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575; CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 33-262 (DRY SWALE / POND) @ 44.0 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- TYPE 4 FERTILIZER, 18-1-8 @ 120 POUNDS PER ACRE.

N

0 40 80 160
GRAPHIC SCALE IN FEET

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PRELIMINARY SEEDING PLAN

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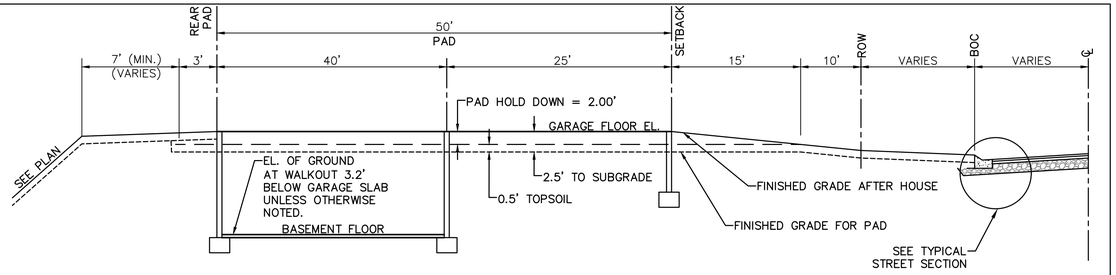
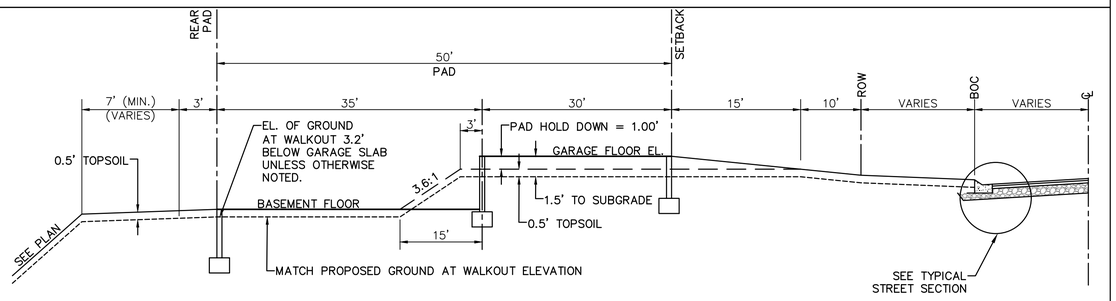


SPLIT ENTRY
(TYPICAL SECTION NOT TO SCALE)



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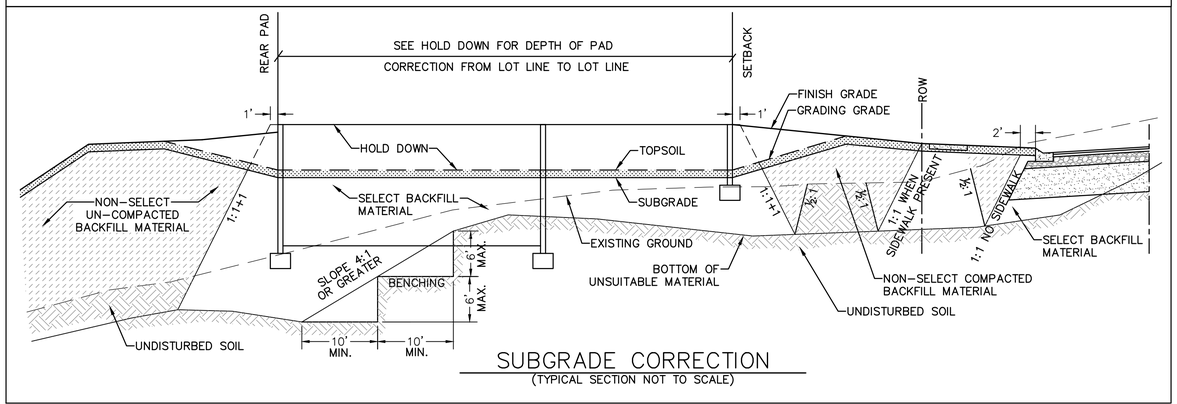
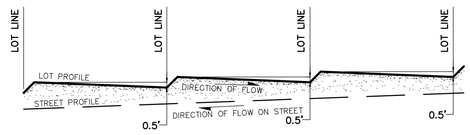
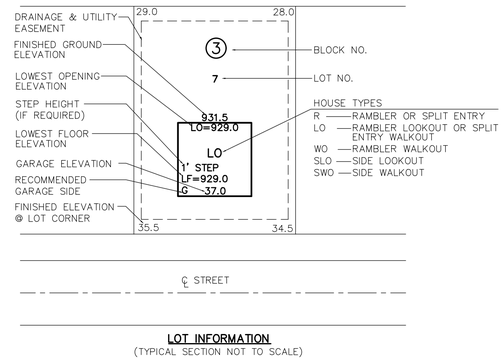


SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)



LOT BENCHING DETAIL
NO SCALE



LOT INFORMATION
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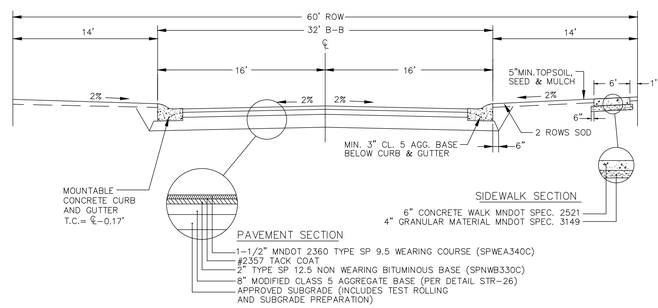

TYPICAL STREET SECTION
TYPICAL SECTION (N.T.S.)
SEE CITY DETAILS FOR ADDITIONAL INFORMATION

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PRELIMINARY GRADING DETAILS

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RAMSEY, MINNESOTA

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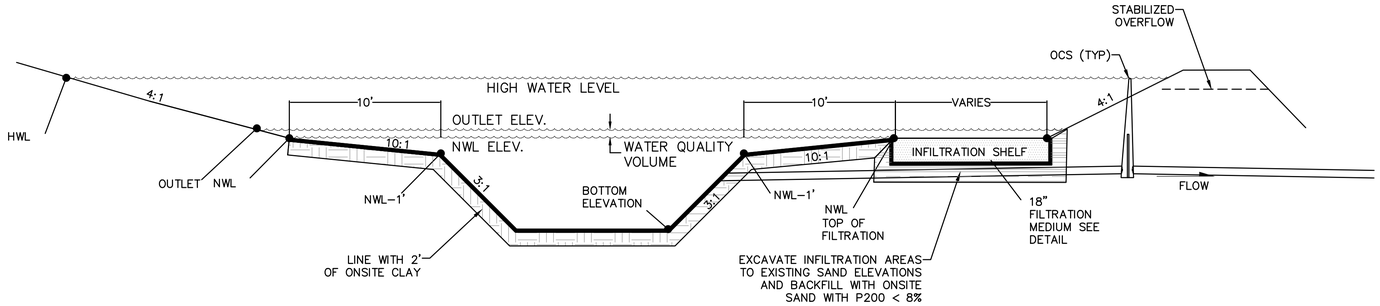


STORMWATER BASIN DETAIL

N.T.S.

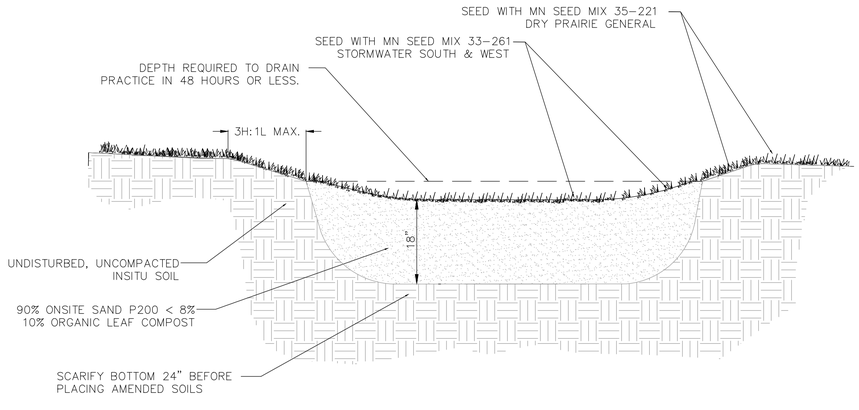
INFILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPS MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

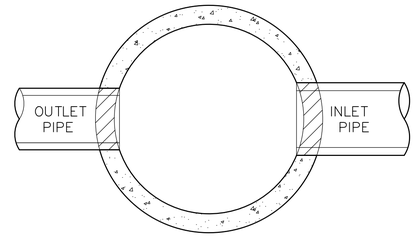
GENERAL NOTES

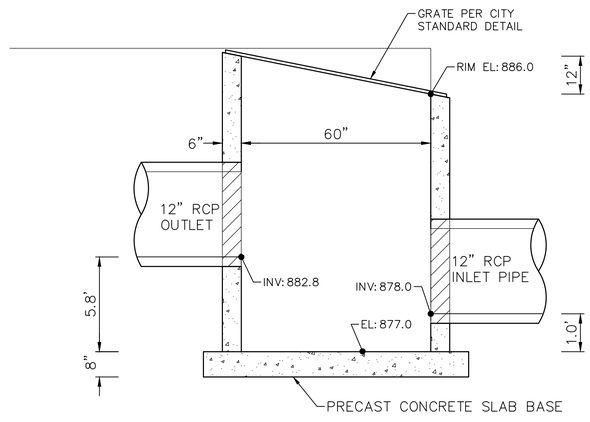
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



INFILTRATION FACILITY CROSS-SECTION

NOT TO SCALE





POND OUTLET CONTROL STRUCTURE OCS-100

(NOT TO SCALE)

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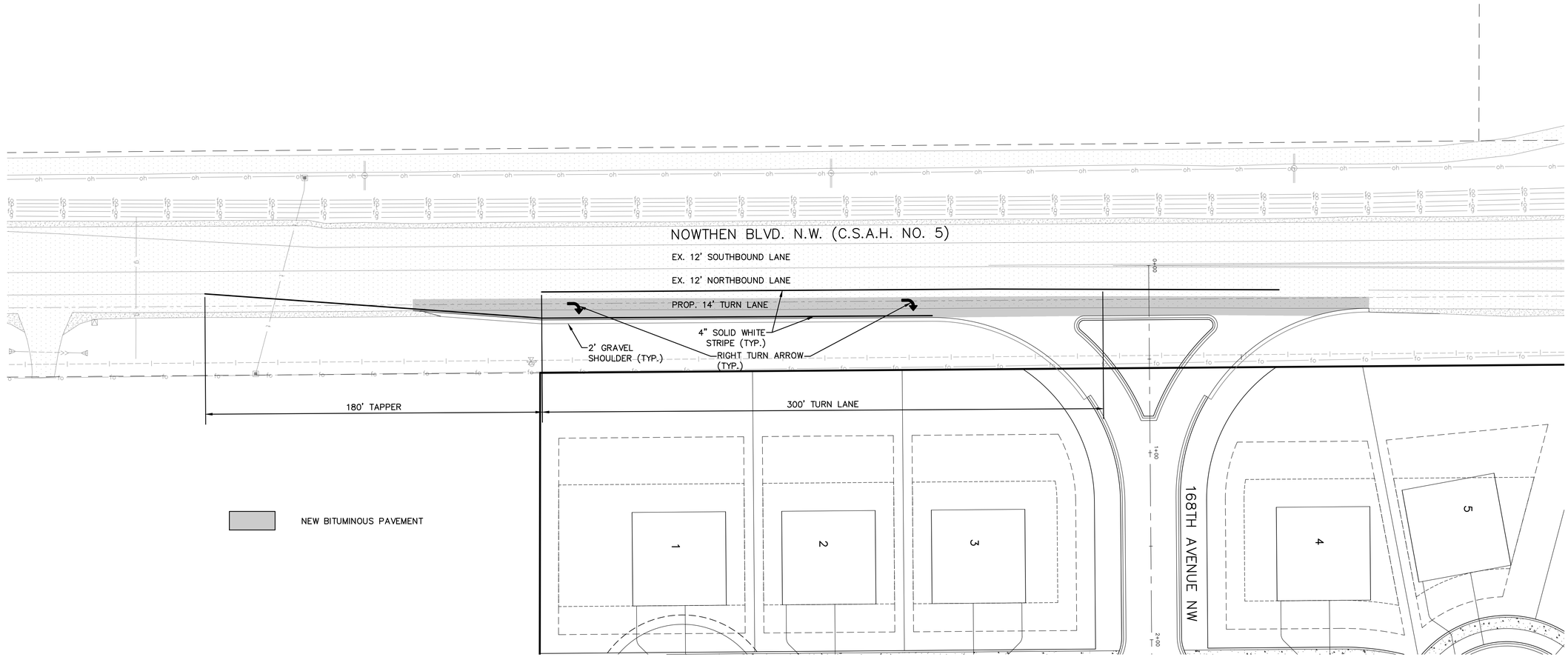

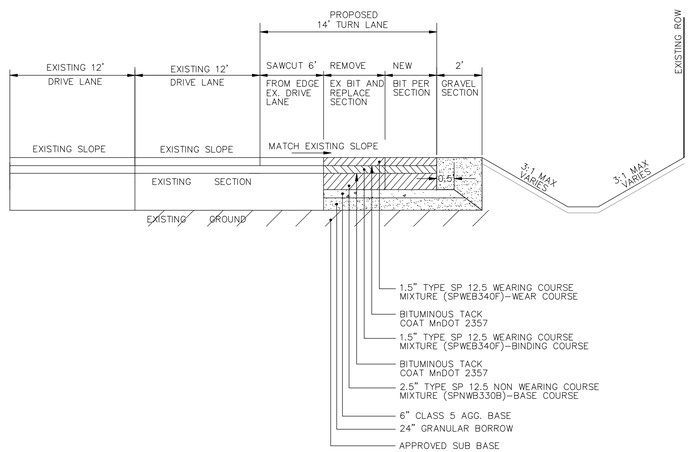

NOWTHEN BLVD N.W. (C.S.A.H.) TURN LANE TYPICAL SECTION
(MATCH EXISTING SECTION)

0 15 30 60
GRAPHIC SCALE IN FEET

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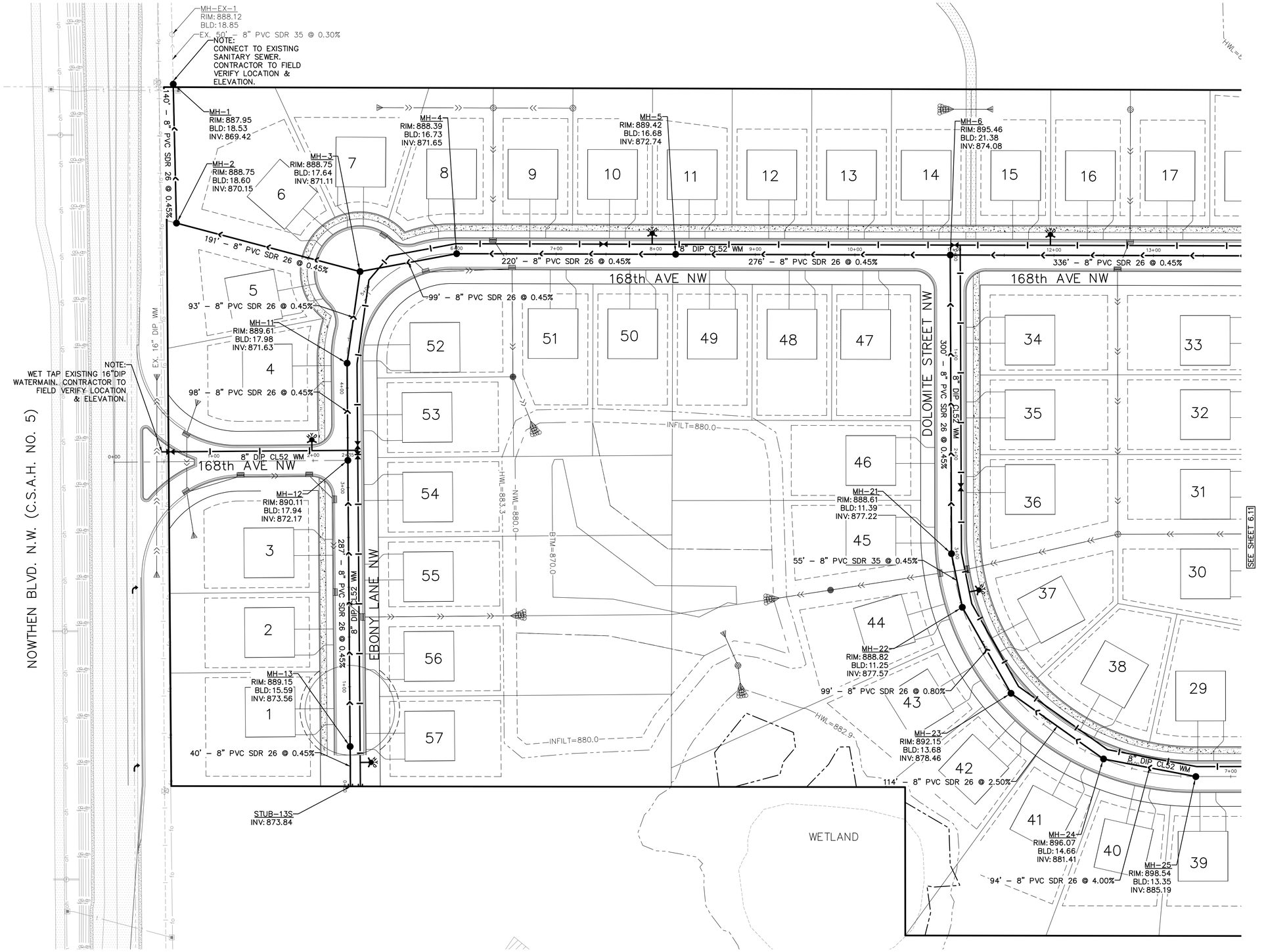

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PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

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RAMSEY, MINNESOTA

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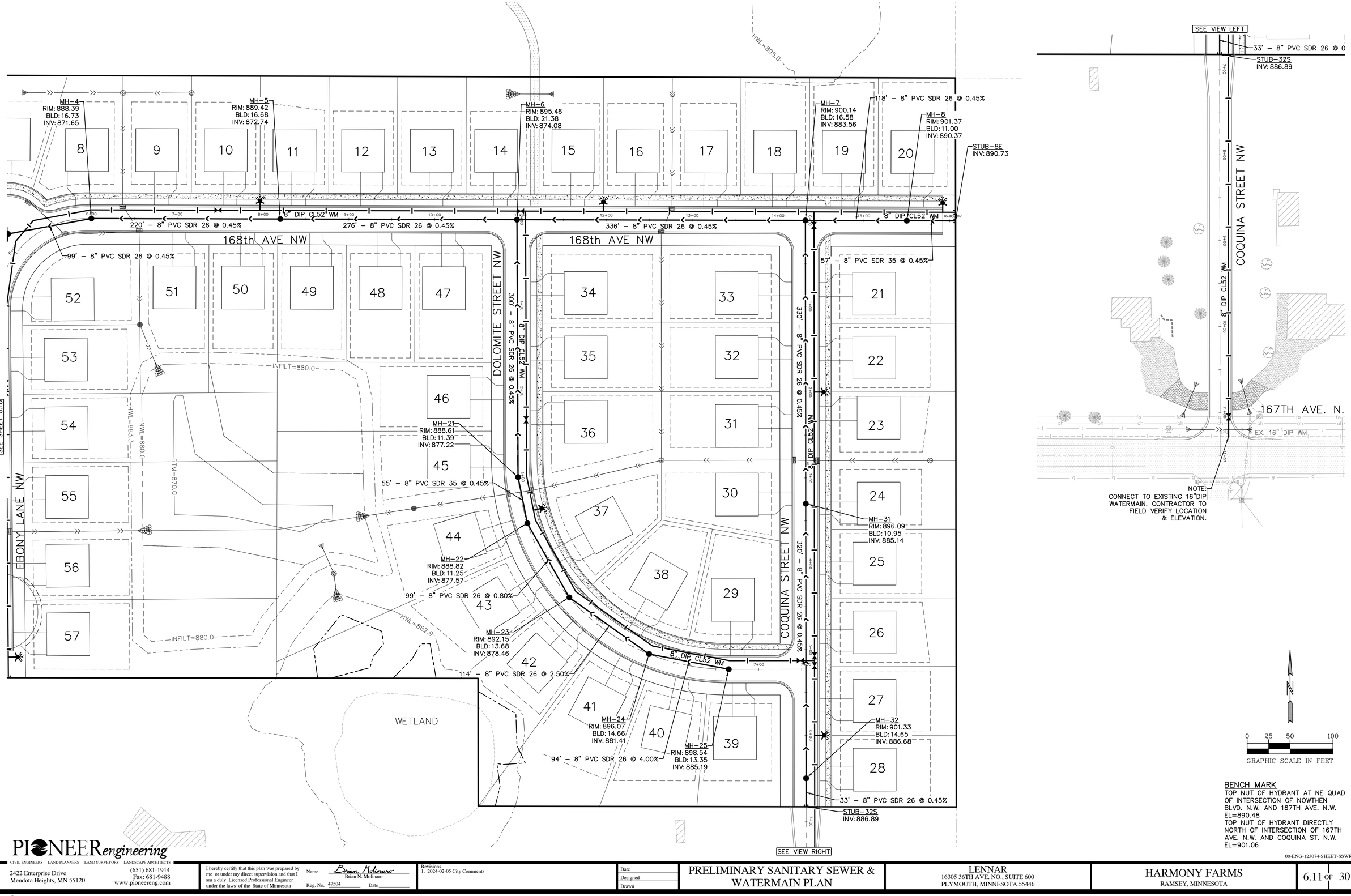

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00-ENG-123074-SHEET-SSWR

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I hereby certify that this plan 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 Brian N. Molinaro
Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

6.11 OF 30

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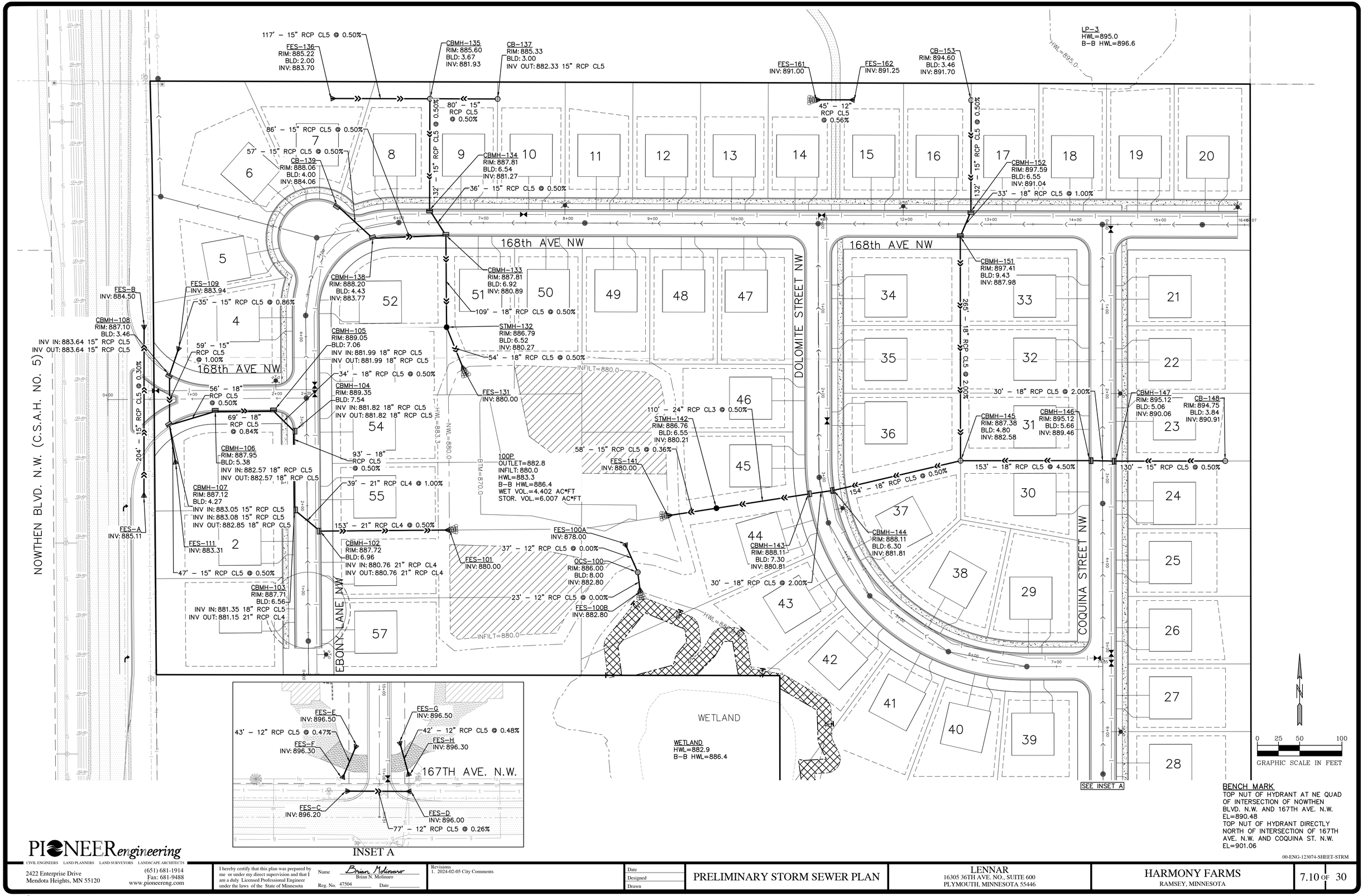

INSET A

BENCH MARK
TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W.
EL=890.48
TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W.
EL=901.06

00-ENG-123074-SHEET-STRM

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Drawn

PRELIMINARY STORM SEWER PLAN

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RAMSEY, MINNESOTA

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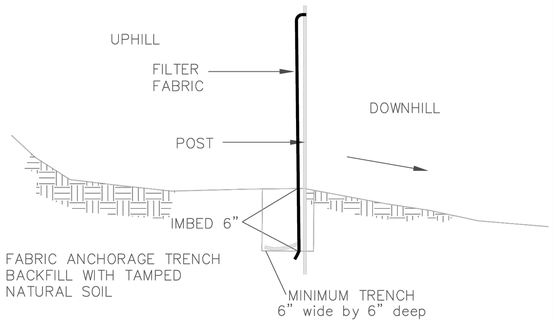


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

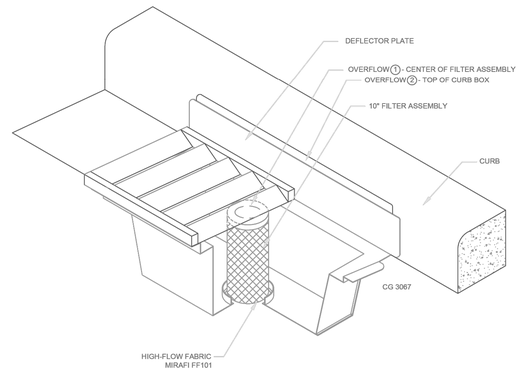
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

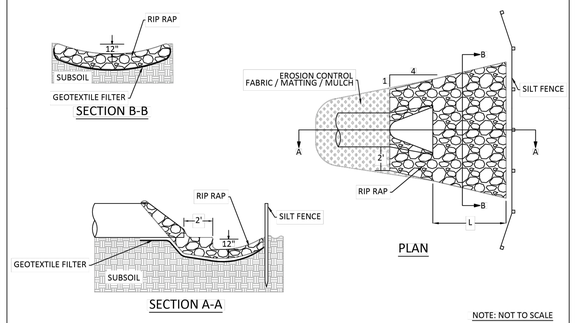
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

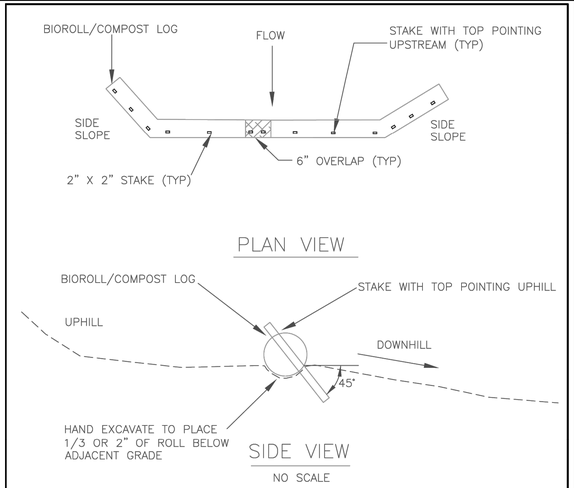
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



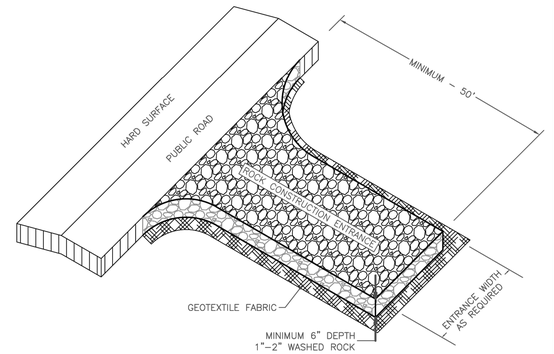
NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
2. MAINTAINENCE 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.

NOT TO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

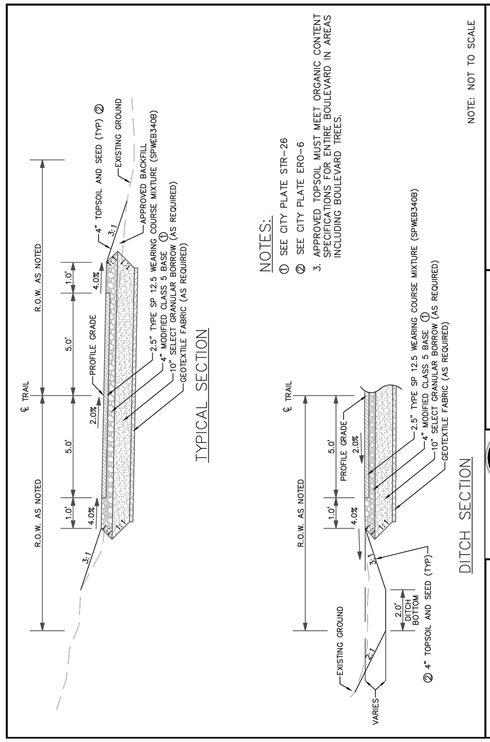
CITY PLATE No. ERO–5

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6

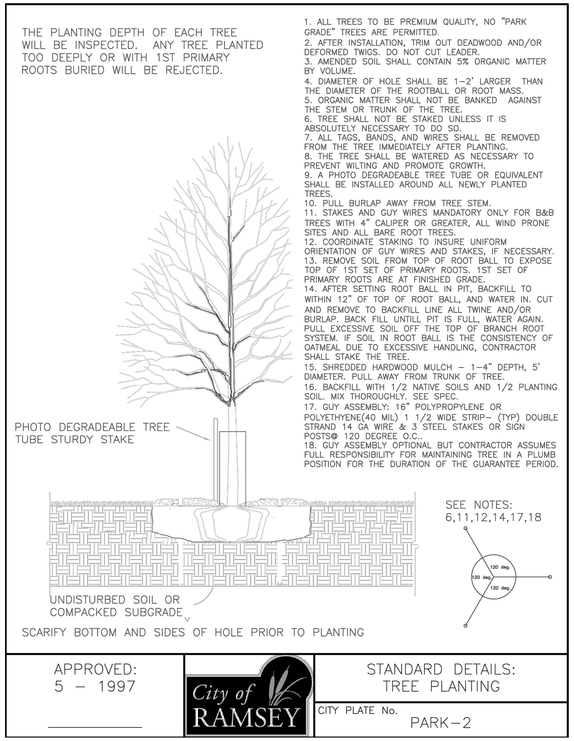


NOTE: NOT TO SCALE

STANDARD DETAILS: BITUMINOUS TRAIL

CITY PLATE No. PARK–1

APPROVED: 1 – 2016



APPROVED: 5 – 1997

STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

CITY PLATE No. ERO–4

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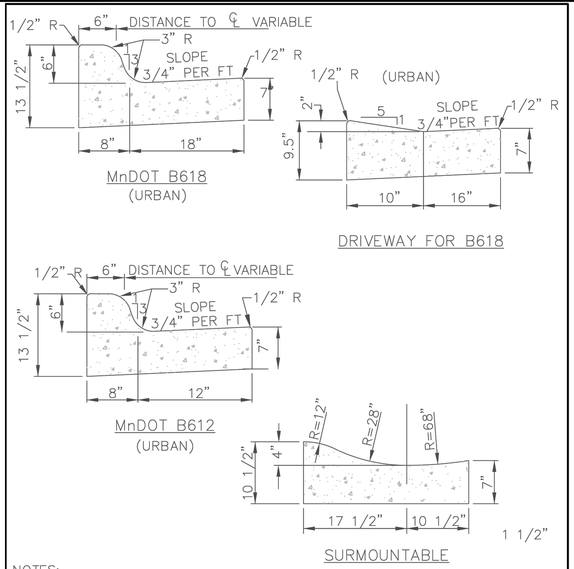


NOTES:

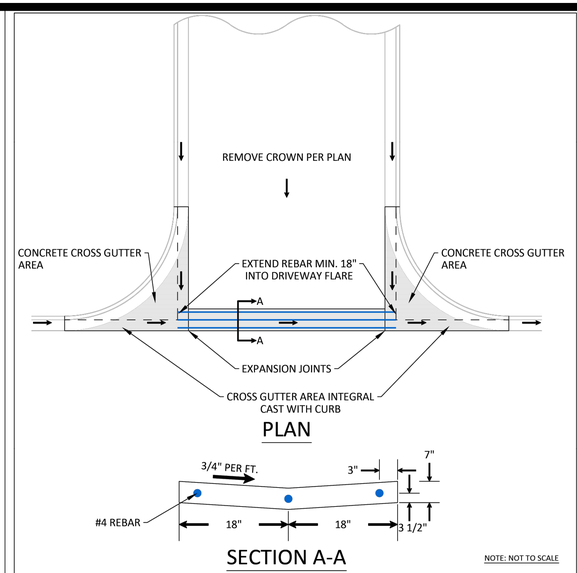
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR-1



NOTE: NOT TO SCALE

NOTES:

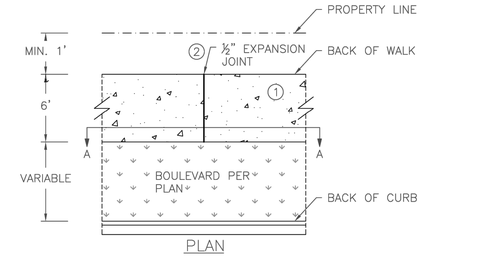
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2



NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

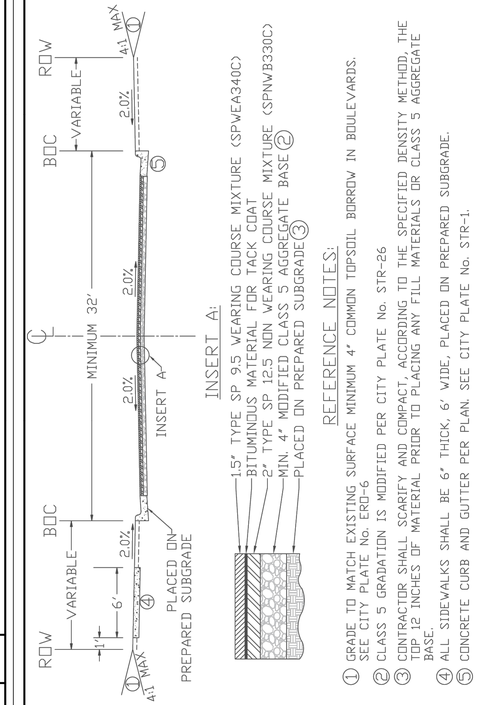
NOT TO SCALE

APPROVED: 10 - 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR-3



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.

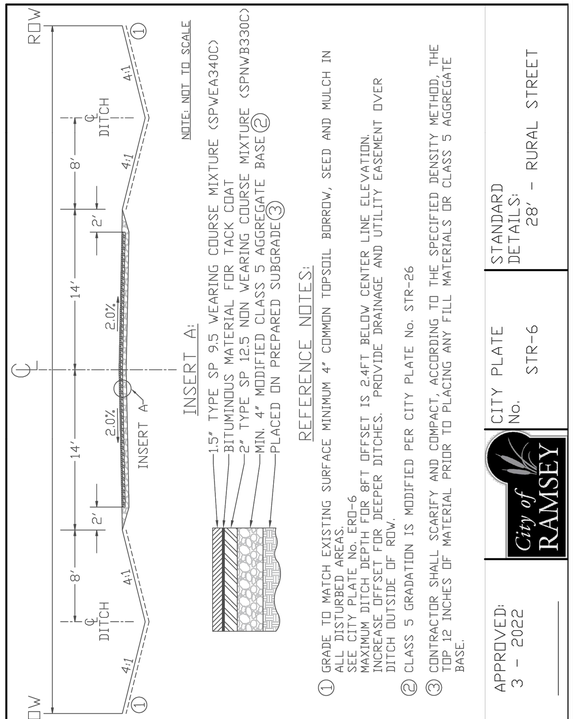
NOTE: NOT TO SCALE

STANDARD DETAILS: 32' - URBAN STREET

CITY PLATE No. STR-5

APPROVED: 3 - 2022

City of RAMSEY



NOTE: NOT TO SCALE

INSERT A:

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)
BITUMINUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE ②
PLACED ON PREPARED SUBGRADE ③

REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. 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.

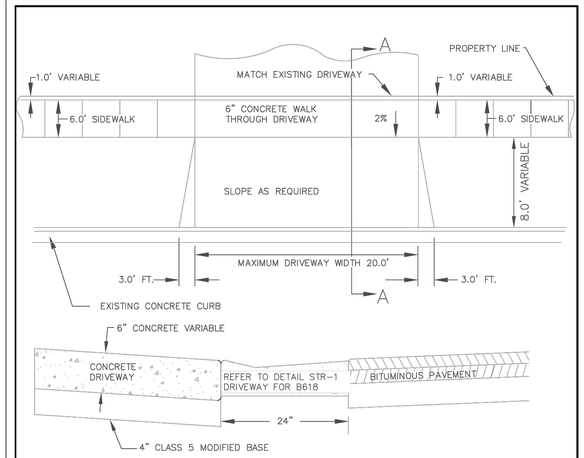
MAXIMUM DITCH DEPTH FOR 8FT OFFSET IS 2.4FT BELOW CENTER LINE ELEVATION. INCREASE OFFSET FOR DEEPER DITCHES. PROVIDE DRAINAGE AND UTILITY EASEMENT OVER DITCH OUTSIDE OF RDW.

STANDARD DETAILS: 28' - RURAL STREET

CITY PLATE No. STR-6

APPROVED: 3 - 2022

City of RAMSEY



SECTION A-A

CONCRETE DRIVEWAY ENTRANCE

NOTES:

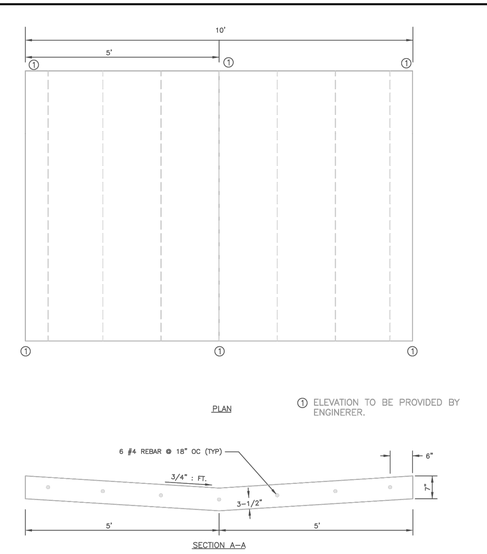
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004

City of RAMSEY

STANDARD DETAILS: RESIDENTIAL DRIVEWAY

CITY PLATE No. STR-19



CONCRETE VALLEY GUTTER

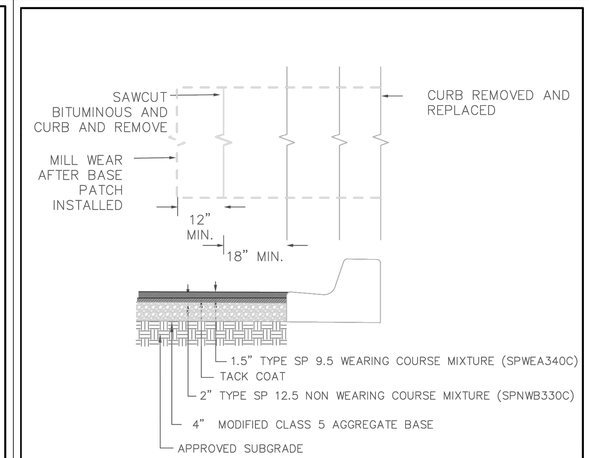
NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS

CITY PLATE No. STR-20



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2022

City of RAMSEY

STANDARD DETAILS: STREET PATCHING STANDARDS

CITY PLATE No. STR-25

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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

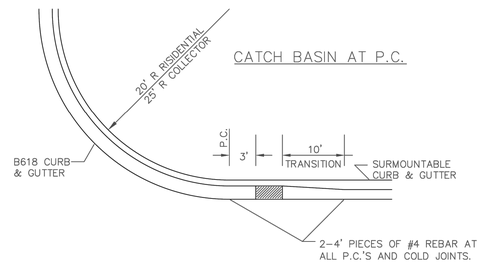
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

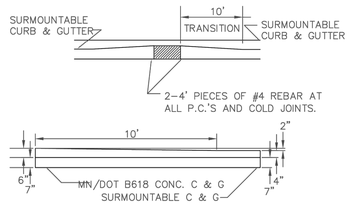
City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26



CATCH BASIN AT P.C.



INLINE CATCH BASIN

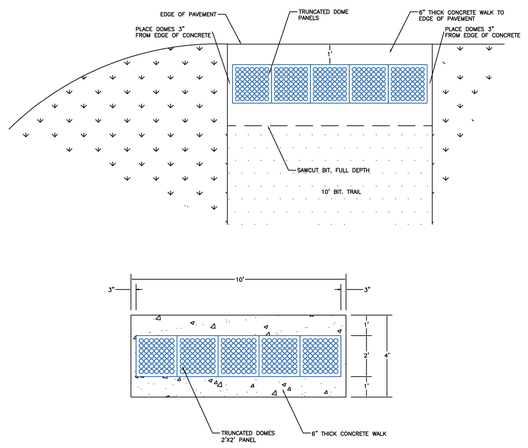
10' TRANSITION

APPROVED: 4 - 2016

City of RAMSEY

STANDARD DETAILS: CATCHBASIN PLACEMENT - SURMOUNTABLE CURB

CITY PLATE No. STR-27



NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

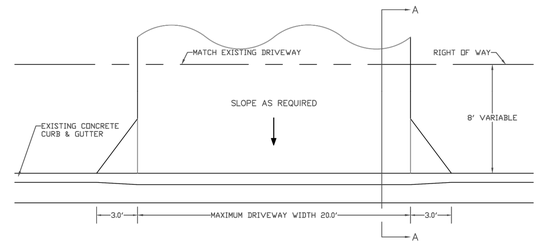
NOTE: NOT TO SCALE

APPROVED: 7 - 2015

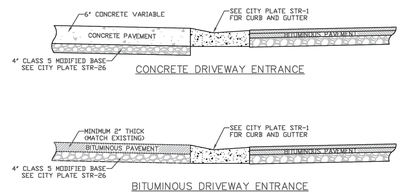
City of RAMSEY

STANDARD DETAILS: TRUNCATED DOME PLACEMENT - BITUMINOUS TRAIL NO CURB

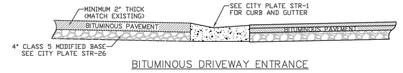
CITY PLATE No. STR-28



SECTION A-A



CONCRETE DRIVEWAY ENTRANCE



BITUMINOUS DRIVEWAY ENTRANCE

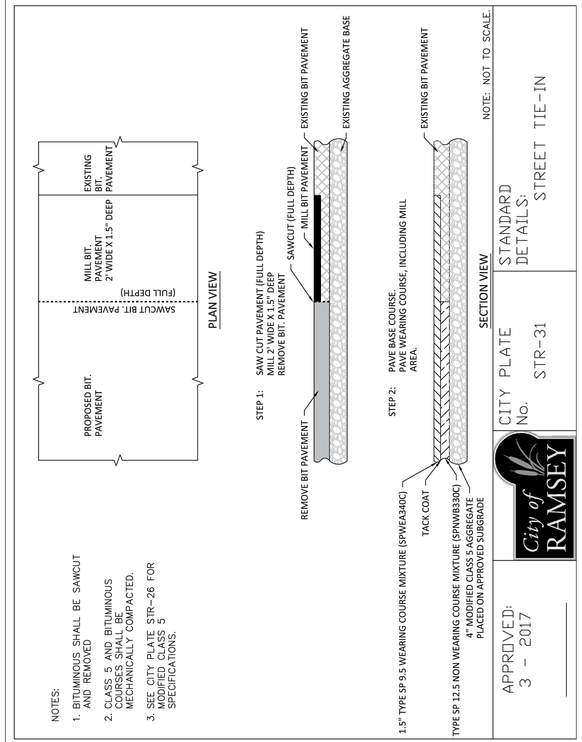
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: RESIDENTIAL DRIVEWAY - NO SIDEWALK

CITY PLATE No. STR-30



CITY PLATE No. STR-31

STANDARD DETAILS: STREET TIE-IN

APPROVED: 3 - 2017

City of RAMSEY

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I hereby certify that this plan 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 Brian N. Molinaro

Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

PRELIMINARY DETAILS

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

00-ENG-123074-SHEET-DTLS-CITY

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

TO COMPLY WITH THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY

THE FULL STORMWATER MANAGEMENT PLAN IS A SEPARATE DOCUMENT AVAILABLE UPON REQUEST

CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: HARMONY FARMS
PROJECT LOCATION:
NOWTHEN BLVD N.W. & 167TH AVE N.W.
RAMSEY, MINNESOTA 55303
ANOKA COUNTY
LATITUDE/LONGITUDE: 45.273713, −93.439776

TOTAL PROJECT AREA DISTURBED: 23.3 ACRES
TOTAL EXISTING IMPERVIOUS AREA: 0.0 ACRES
TOTAL PROPOSED IMPERVIOUS AREA: 7.3 ACRES

RECEIVING WATERS:
TROTT BROOK

DATES OF CONSTRUCTION:
CONSTRUCTION START DATE: MAY 1, 2024 EST. COMPLETION DATE: OCTOBER 1, 2026

CONTACT INFORMATION

PROJECT OWNER
LENNAR HOMES
(SWPPP TO BE PROVIDED BY LENNAR)

CONTRACTOR:
TBD

GENERAL CONSTRUCTION PROJECT INFORMATION

THE CONSTRUCTION OF ENTRANCE TURN LANE, BITUMINOUS PATHS, STREETS A THROUGH D, AND 57 LOTS FOR RESIDENTIAL DEVELOPMENT. THIS CONSTRUCTION WILL COMPLETE GRADING, INSTALLATION OF SANITARY SEWER, WATERMAIN, STORM SEWER, CONCRETE CURB AND GUTTER, BITUMINOUS SURFACING, STREET LIGHTING, LANDSCAPING, EROSION CONTROL, AND TURF ESTABLISHMENT.

BASED ON THE SOIL BORINGS THAT WERE RETRIEVED FROM THE SITE, SOILS ENCOUNTERED ON SITE ARE POORLY GRADED SAND, SILTY SAND AND LEAN CLAY.

GENERAL SITE INFORMATION (III.A)

1. THE PROJECT IS REQUIRED TO MEET THE CONSTRUCTION STORMWATER REQUIREMENTS FOR THE NPDES GENERAL STORMWATER PERMIT AND MNDOT SPEC. 1717, 2573, AND 2575.
2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH MNDOT GENERAL CONDITIONS 2573 TO BE INSPECTED BY THE CITY PRIOR TO STARTING ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
3. LOCATIONS, TYPE AND QUANTITY OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES CAN BE FOUND WITHIN THE CONSTRUCTION PLANS.
4. THE PROJECT IS LOCATED WITHIN 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, THE PROJECT WILL NEED TO STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS. DITCHES OR RAVINES THROUGHOUT THE PROJECT THAT ARE DISTURBED SHALL BE STABILIZED WITHIN 24 HOURS.
5. THE PROJECT IS LOCATED WITH 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, TEMPORARY SEDIMENT BASINS ARE NEEDED FOR DRAINAGE AREAS OF 5 ACRES OR MORE FLOWING TO A COMMON LOCATION.
6. THE CONTRACTOR SHALL INSTALL ADDITIONAL BMP'S AS NECESSARY TO PREVENT SEDIMENT TRANSPORT PER PERMIT REQUIREMENTS
7. INLET PROTECTION, SILT FENCE AND BIOROLLS SHALL BE INSTALLED IN THE FIELD AS SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER.
8. PERMIT COVERAGE FOR THIS PROJECT CANNOT BE ISSUED UNTIL ALL OF THE REQUIREMENTS OF SECTION 22 OF THE GENERAL STORMWATER PERMIT WITH REGARDS TO WETLAND PERMITTING, DECISIONS, AND MITIGATIVE SEQUENCING HAVE BEEN FINALIZED AND DOCUMENTED.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL DOUBLE SILT FENCE AROUND WETLAND AREAS
4. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN/POND INSTALL.
6. CONSTRUCT TEMP PONDS – CAN USE PROPOSED BASINS AS TEMP PONDS
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN, STORM SEWER AND SERVICES
12. INSTALL SILT FENCE/INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
17. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
18. REMOVE ACCUMULATED SEDIMENT FROM BASIN/POND
19. FINAL GRAD POND/INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
20. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED AREAS DISTURBED BY THE REMOVAL.

ENVIRONMENTALLY SENSITIVE AREAS:
WETLANDS – THERE ARE NO/IMPACTS TO WETLANDS PER SECTION 22 OF THE PERMIT. SEE ATTACHED WETLAND PLAN FOR IMPACTS AND MITIGATION. THE APPROVED WETLANDS PERMIT IS ON FILE WITH THE OWNER.

SPECIAL AND IMPAIRED WATERS – TROTT BROOK IMPAIRMENT(S): BENTHIC MACROINVERTEBRATES BIOASSESSMENTS; DISSOLVED OXYGEN; FISH BIOASSESSMENTS; SULFATE

TMDL – THERE ARE ESTABLISHED TMDL PLANS FOR TURBIDITY, FECAL COLIFORM, MERCURY IN FISH TISSUE, MERCURY IN WATER COLUMN.

SCIENTIFIC OR NATURAL AREAS – THERE ARE NO SNA WITHIN 1 MILE OF THE PROJECT. EXPLAIN IF THERE IS.

KARST AREA – THE PROJECT IS NOT LOCATED WITHIN A KARST AREA.

CALCAREOUS FENS – THE PROJECT DOES NOT DISCHARGE TO A FEN.

TRAINING (21.1)

THE CONTRACTOR SHALL ENSURE THAT THE TRAINING REQUIREMENTS IN PART 21.1 OF THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY ARE COMPLIED WITH. THE INDIVIDUALS TRAINED WILL BE RECORDED IN THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. PROVIDE INFORMATION IN THE SPACE PROVIDED BELOW FOR ADDITIONAL PERSONNEL ON THE PROJECT AS REQUIRED BY THE PERMIT.

SWPPP DESIGNER	COMPANY	CERTIFICATION
SWPPP INSTALLER		
SWPPP INSPECTOR		

PERMANENT STORMWATER MANAGEMENT SYSTEM (15.1)

1. THE PROJECT WILL CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE. THE PROJECT PROPOSES TO CONSTRUCT A STORMWATER TREATMENT SYSTEM TO COLLECT RUNOFF TO BE DISCHARGED OFFSITE. TREATMENT FOR THE RUNOFF IS TO BE EXECUTED BY THE PROPOSED STORMWATER MANAGEMENT SYSTEM. CALCULATIONS DETAILING THE BASINS ARE AVAILABLE UPON REQUEST.

BMP SELECTION & STORMWATER MANAGEMENT (7.1)

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE BMPS IDENTIFIED IN THIS PLAN IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORMWATER FROM CONSTRUCTION ACTIVITIES. THESE BMPS SHALL BE INSPECTED BY THE CITY.
2. THE CONTRACTOR SHOULD CONSTRUCT TEMPORARY OR PERMANENT WET SEDIMENTATION BASINS IDENTIFIED IN THIS PLAN (WHEN REQUIRED, SEE SECTION 14 AND 15) AS A FIRST STEP IN CONSTRUCTION AND STORMWATER ROUTED TO THESE.
3. THE CONTRACTOR MUST PHASE CONSTRUCTION SO TO LIMIT DISTURBED LAND TO AREAS THAT CAN BE EFFECTIVELY INSPECTED AND MAINTAINED. PER SECTION 11 OF THE PERMIT.
4. ALL EROSION CONTROL NETTING USED ON THE SITE AS PART OF THE SOIL STABILIZATION TECHNIQUES, ARE ENCOURAGED TO USE PRODUCTS THAT HAVE BEEN SHOWN TO MINIMIZE IMPACTS ON WILDLIFE. THE U.S. FISH & WILDLIFE SERVICE RECOMMENDS USING TYPES OF NETTING PRACTICES THAT ARE CONSIDERED "WILDLIFE FRIENDLY," INCLUDING THOSE THAT USE NATURAL FIBER OR 100 PERCENT BIODEGRADABLE MATERIALS AND THAT USE A LOOSE WEAVE WITH A NON–WELDED, MOVABLE JOINTED NETTING.

EROSION PREVENTION PRACTICES (8.1)

1. THE CONTRACTOR SHALL PHASE THE WORK TO LIMIT THE OVERALL DISTURBANCE OF THE PROJECT AT ANY GIVEN TIME. NATURAL VEGETATIVE BUFFERS SHALL BE MAINTAINED BETWEEN THE WORK LIMITS AND ALL SURFACE WATERS OR WETLANDS THROUGHOUT THE COURSE OF CONSTRUCTION.
2. THE AREAS NOT TO BE DISTURBED WILL BE DELINEATED THROUGH THE USE OF SILT FENCE, BIOROLLS AND CONSTRUCTION STAKING.
3. THE CONTRACTOR SHALL MAINTAIN A NATURAL, VEGETATED BUFFER ADJACENT TO THE WETLANDS WHEREVER POSSIBLE DURING CONSTRUCTION.
4. TEMPORARY COVER SHALL BE PROVIDED USING TEMPORARY SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH.
5. PERMANENT COVER SHALL BE PROVIDED AS DETAILED ON THE CONSTRUCTION PLANS USING SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT
6. THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL EROSION PREVENTION MEASURES NECESSARY FOR CONFORMANCE TO THE NPDES CONSTRUCTION PERMIT THROUGHOUT CONSTRUCTION.
7. STABILIZATION TIME FRAMES – INITIATE STABILIZATION IMMEDIATELY WHEN CONSTRUCTION TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAMES LISTED.

7.1.	LAST 200 LINEAL FEET OF DITCH OR SWALE	24 HOURS OF CONNECTION TO SURFACE WATERS
7.2.	REMAINING DITCH OR SWALE	7 DAYS
7.3.	PIPE AND CULVERT OUTLETS	24 HOURS
7.4.	EXPOSED SOIL AND STOCKPILES	7 DAYS

SEDIMENT CONTROL PRACTICES (9.1)

1. SILT FENCE AND ALL OTHER DOWN GRADIENT PERIMETER CONTROL DEVICES SHALL BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. EROSION CONTROL BLANKET AND BIOROLLS SHALL BE PLACED WITHIN THE DITCH BOTTOMS WITHIN 24 HOURS AFTER FINE GRADING.
3. PRIOR TO STOCKPILING SOIL, SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE NED TO BE INSTALLED. STOCKPILES LOCATED ON SITE SHALL BE SEEDED, MULCHED OR BLANKETED AND HAVE SILT FENCE OR A BMP APPROVED BY THE ENGINEER IN THE FIELD PLACED AROUND THE BASE OF THE STOCKPILE.
4. MAINTAIN A 50–FOOT NATURAL BUFFER DOWN GRADIENT OF THE SITE OR REDUNDANT SEDIMENT CONTROLS IF BUFFER IS NOT FEASIBLE, WHEN THE CONSTRUCTION IS WITHIN 50 FEET OF A SURFACE WATER.
5. MINIMIZE SOIL COMPACTION BY NOT DISTURBING AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS. NO HEAVY CONSTRUCTION EQUIPMENT ALLOWED IN FILTRATION OR INFILTRATION AREAS PER PLANS.
6. CONTRACTOR SHALL USE STREET SWEEPING IN ADDITION TO VEHICLE TRACKING BMPS IF THESE BMPS ALONE ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
7. ANY SEDIMENT CONTROL PRACTICE USING SOIL IMPLEMENTED BY THE CONTRACTOR SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS OF INSTALLATION.

SEE FOLLOWING SHEET FOR CONTINUED SWPPP NOTES

DEWATERING AND BASIN DRAINING (10.1)

1. DEWATERING IS NOT ANTICIPATED ON THIS PROJECT. HOWEVER, IF DEWATERING IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A PLAN TO THE ENGINEER FOR ACCEPTANCE.
2. IF DEWATERING IS NECESSARY, IT MUST NOT CAUSE NUISANCE CONDITIONS IN SURFACE WATERS FROM DEWATERING AND BASIN DRAINING DISCHARGE.
3. IF THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF A SEDIMENT CONTROL (TRAPS, VEGETATIVE FILTER STRIPS, FLOCCULANTS OR OTHER SEDIMENT REDUCING MEASURES) SUCH THAT DISCHARGE DOES NOT VISIBLY CONTAIN MORE TURBIDITY THAN THE RECEIVING WATER.
4. WHEN POSSIBLE, USE WELL VEGETATED (EG. GRASSY OR WOODED) UPLAND AREAS ON THE SITE TO INFILTRATE DEWATERING WATERS BEFORE DISCHARGED OFF SITE.
5. DISCHARGE DIRECTLY INTO A SURFACE WATER OR WETLAND IS NOT PERMITTED. RECEIVING WATERS CANNOT BE USED AS PART OF THE TREATMENT AREA.
6. ALL CONSTRUCTION DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER. THE DEWATERING PLAN SHALL BE DEVELOPED AND SUBMITTED TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH MNDOT SPEC. 1717.2E.
7. CONDITIONS OF THE SITE MAY REQUIRE A PERMIT TO BE OBTAINED FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR WATER APPROPRIATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR DEWATERING.
8. THE DISCHARGE POINT OF DEWATERING WATERS SHOULD BE VISUALLY INSPECTED AND PHOTOGRAPHED AT THE BEGINNING OF OPERATION AND AT LEAST ONCE EVERY 24 HOURS OF OPERATION TO ENSURE EXCESS TURBIDITY IS NOT BEING RELEASED TO THE RECEIVING WATERS.'
9. IF NUISANCE CONDITIONS RESULT FROM THE DISCHARGE, PERMITTEES MUST CEASE DEWATERING IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED. NUISANCE CONDITIONS INCLUDES, BUT IS NOT LIMITED TO, A SEDIMENT PLUME IN THE DISCHARGE OR THE DISCHARGE APPEARS CLOUDY, OR OPAQUE, OR HAS A VISIBLE CONTRAST, OR HAS A VISIBLE OIL FILM, OR HAS AQUATIC HABITAT DEGRADATION THAT CAN BE IDENTIFIED BY AN OBSERVER.

INSPECTIONS AND MAINTENANCE (11.1)

1. THE CONTRACTOR SHALL IDENTIFY A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR TO CONDUCT INSPECTIONS FOR THE PROJECT.
2. THE CONSTRUCTION SITE SHALL BE OBSERVED AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS AND 7 DAYS AFTER THAT. PER SECTION 11.11 THE INSPECTION CAN BE ADJUSTED AS FOLLOW:
   - AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE A MONTH
   - SITES WITH PERMANENT COVER AND NO CONSTRUCTION ACTIVITY CAN BE REDUCED TO ONCE A MONTH
   - WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION MAY BE SUSPENDED AND RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING
3. WHEN SEDIMENT IS OBSERVED UP TO APPROXIMATELY ONE–THIRD OF THE HEIGHT OF SILT FENCE, SEDIMENT SHALL BE REMOVED. SILT FENCE WILL BE REPLACED, OR SUPPLEMENTED IF IT BECOMES NON–FUNCTIONAL.
4. THE CITY OF RAMSEY IS RESPONSIBLE TO MAINTAIN PERMANENT BMP'S.
5. DURING EACH INSPECTION THE FOLLOWING SHALL BE OBSERVED:
   - ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MEASURES.
   - SURFACE WATERS – INCLUDING DITCHES AND CONVEYANCE SYSTEMS NEED TO BE OBSERVED FOR EROSION AND SEDIMENT.
   - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
   - INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION.
   - INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA).
7. RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:
   - DATE AND TIME OF INSPECTIONS
   - NAME OF PERSONS CONDUCTING INSPECTIONS
   - FINDINGS OF INSPECTIONS WITH PHOTOGRAPHS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
   - CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
   - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
   - DOCUMENT AND DISCHARGES, DEWATERING OPERATIONS AND NUISANCE CONDITIONS WITH PHOTOGRAPHS.
   - DOCUMENTS AND CHANGES MADE TO THE SWPPP
8. REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:
   - A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
   - B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
   - C. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
   - D. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS. CONTACT ALL APPROPRIATE AUTHORITIES PRIOR TO WORKING IN SURFACE WATERS.
   - E. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.
   - F. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

POLLUTION PREVENTION MANAGEMENT MEASURES (12.1)

ALL WORK NECESSARY TO PROVIDE PROPER POLLUTION PREVENTION MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
1. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, AND OTHER WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. CONSTRUCTION MATERIALS NEED TO BE COVERED TO MINIMIZE STORMWATER INTERACTION UNLESS MATERIAL IS NOT A POTENTIAL SOURCE OF STORMWATER CONTAMINATION.
3. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
4. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS NOT ALLOWED ON SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
5. ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK–PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

00-ENG-123074-SHEET-SWPPP

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I hereby certify that this plan 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 Brian N. Molinaro
Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

STORMWATER POLLUTION PREVENTION PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

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5. ANY SPILLS OF HAZARDOUS MATERIALS AND/OR A MINIMUM OF 5-GALLONS PETROLEUM SHALL BE IMMEDIATELY REPORTED TO THE MPCA (STATE DUTY OFFICER: 1.800.422.0798 OR 651.297.8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR) TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1.800.424.8802). IN ORDER TO REDUCE THE RISK OF HAZARDOUS MATERIALS COMING INTO CONTACT WITH STORM WATER, THE FOLLOWING PRACTICES WILL BE FOLLOWED: A) AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE WORK, B) ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER COVER, C) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL UNLESS THE ORIGINAL CONTAINER CANNOT BE RESEALED, IN WHICH CASE THE ORIGINAL LABEL AND MATERIALS SAFETY DATA SHALL BE RETAINED, D) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER, E) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER, F) THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED, AND G) THE OPERATOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

6. ALL SANITARY WASTE WILL BE COLLECTED BY TEMPORARY SANITARY FACILITIES PROVIDED AT THE SITE BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROJECT. ALL CONSTRUCTION PERSONNEL SHALL UTILIZE TEMPORARY SANITARY FACILITIES, WHICH SHALL BE REGULARLY SERVICE BY A COMMERCIAL OPERATOR. TEMPORARY SANITARY FACILITIES SHALL BE PLACED IN A LOCATION WHERE ACCIDENTAL SPILLAGE OF THE FACILITY SHALL NOT DISCHARGE TO THE STORM SEWER SYSTEM.

TEMPORARY SEDIMENTATION BASINS (14.2)

1. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. WHEN A CONSTRUCTION SITE DISCHARGES TO AN IMPAIRED WATER BODY, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE 5 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENTATION BASINS CAN BE CONVERTED TO PERMANENT BASINS AFTER CONSTRUCTION IS COMPLETE.

2. THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASINS DRAINAGE AREA.

3. PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY. PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

4. WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF THE ABOVE IS INFEASIBLE, PERMITTEES MUST INSTALL EFFECTIVE SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON-SITE. PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP.

FINAL STABILIZATION (4.1)

1. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE CONSTRUCTION PLANS. METHODS TO ACHIEVE FINAL STABILIZATION INCLUDE: SEED WITH MULCH OR EROSION CONTROL BLANKET AND SOD.

2. ALL AREAS SEEDED BY MEANS OF BROADCAST SEEDING SHALL BE HAND RAKED TO INCORPORATE THE SEEDS INTO THE TOPSOIL.

3. EROSION CONTROL BLANKETS SHALL BE PLACED IN THE DITCH BOTTOM WITHIN 24 HOURS AFTER FINE GRADING. BIOROLLS SHALL BE PLACED IN CONJUNCTION WITH THE BLANKET IN THE DITCH BOTTOMS. THE BIOROLLS ARE INTENDED TO SERVE AS PERMANENT DITCH CHECKS.

4. THE PERMITTEE WILL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION SHALL CONSIST OF A UNIFORM PERENNIAL VEGETATIVE COVER OF AT LEAST 70 PERCENT OF THE EXPECTED FINAL VEGETATIVE GROWTH DENSITY OR OTHER PERMANENT COVER HAS BEEN ESTABLISHED OVER THE ENTIRE PERVIOUS SURFACES.

5. PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

PERMIT TERMINATION CONDITIONS (13.1)

1. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION (NOT). VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.

2. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE LOT IS SOLD TO THE HOMEOWNER, STRUCTURES ARE FINISHED, AND PERMANENT COVER HAS BEEN ESTABLISHED. FOR LOTS THAT ARE SOLD TO THE HOMEOWNER WHERE PERMANENT COVER HAS NOT BEEN ESTABLISHED, COVERAGE TERMINATES IF TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS PROPERLY INSTALLED, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

3. WHEN SUBMITTING THE NOT PERMITTEES MUST INCLUDE EITHER GROUND OR AERIAL PHOTOGRAPHS SHOWING THE REQUIREMENTS OF 13.2 HAVE BEEN MET. PERMITTEES ARE NOT REQUIRED TO TAKE PHOTOGRAPHS OF EVERY DISTINCT PART OF THE SITE, HOWEVER THE CONDITIONS PORTRAYED MUST BE SUBSTANTIALLY SIMILAR TO THOSE AREAS THAT ARE NOT PHOTOGRAPHED. PHOTOGRAPHS MUST BE CLEAR AND IN FOCUS AND MUST INCLUDE THE DATE THE PHOTO WAS TAKEN.

RECORDS RETENTION (5.1&6.1)

1. RECORDS MUST BE KEPT ON SITE IN A PHYSICAL OR ELECTRONIC FORMAT DURING NORMAL WORKING HOURS WITH PERSONNEL WHO HAVE OPERATIONAL CONTROL OVER THE APPLICABLE PORTION OF THE SITE. THESE RECORDS MUST INCLUDE:
   A. COPY OF THE SWPPP AND AMENDMENTS
   B. TRAINING DOCUMENTATION
   C. INPSECTION AND MAINTENANCE RECORDS

2. THIS SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. ANY CHANGES TO THE SWPPP SHALL BE NOTED BELOW AND ON THE APPLICABLE PLAN SHEETS. ANY AMENDMENTS TO THE SWPPP MUST BE INCORPORATED WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS.

3. THE CONTRACTOR WILL RECORD CHANGES TO THE SWPPP AND MAINTAIN DOCUMENTATION OF THESE CHANGES ON SITE AT ALL TIMES. A SUMMARY MAINTENANCE/CONSTRUCTION OBSERVATION REPORT WILL BE RECORDED AFTER EACH SITE INSPECTION/OBSERVATION.

4. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN AND REPAIR THE EROSION AND SEDIMENT CONTROL BMP'S UNTIL FINAL STABILIZATION IS COMPLETE AND A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

ITEM DESCPRIPTION	UNIT	ESTIMATED QUANTITY
CONSTRUCTION LIMIT STAKING	LF	6917
ROCK CONSTRUCTION ENTRANCE	EA	1
ROCK CONSTRUCTION ENTRANCE MAINTENANCE	EA	1
EROSION CONTROL FENCE	LF	6718
MAINTENANCE OF PERIMETER EROSION CONTROL	YR	1
BIOROLL DITCH CHECK	EA	24
STREET SWEEPING AND VACUUMING	YR	1
STORM DRAIN INLET PROTECTION	EA	28
TEMPORARY SEED AND MULCH	AC	18.0
PERMANENT SEED AND MULCH	AC	18.0
MAINTAIN SEED AND MULCH	AC	18.0
EROSION CONTROL BLANKET (MNDOT CAT. 20)	SY	16600
VEHICLE AND EQUIPMENT CLEANING	LS	1
VEHICLE AND EQUIPMENT FUELING	LS	1
VEHICLE AND EQUIPMENT MAINTENANCE	LS	1
SPILL PREVENTION AND CONTROL	LS	1
ROCK BERM EROSION CONTROL	LS	1
RIP RAP ENERGY DISSIPATOR	CY	27.1
INDIVIDUAL LOT HOME CONSTRUCTION EROSION CONTROL	EA	57

AMENDMENT	BY	DATE

NOTE:
SEE SHEET 5.51 FOR OUTLET CONTROL STRUCTURE DETAILS

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www.pioneereng.com

I hereby certify that this plan 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 Brian N. Molinaro
Reg. No. 47504 Date

Revisions
1. 2024-02-05 City Comments

Date
Designed
Drawn

STORMWATER POLLUTION PREVENTION PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

00-ENG-123074-SHEET-SWPPP

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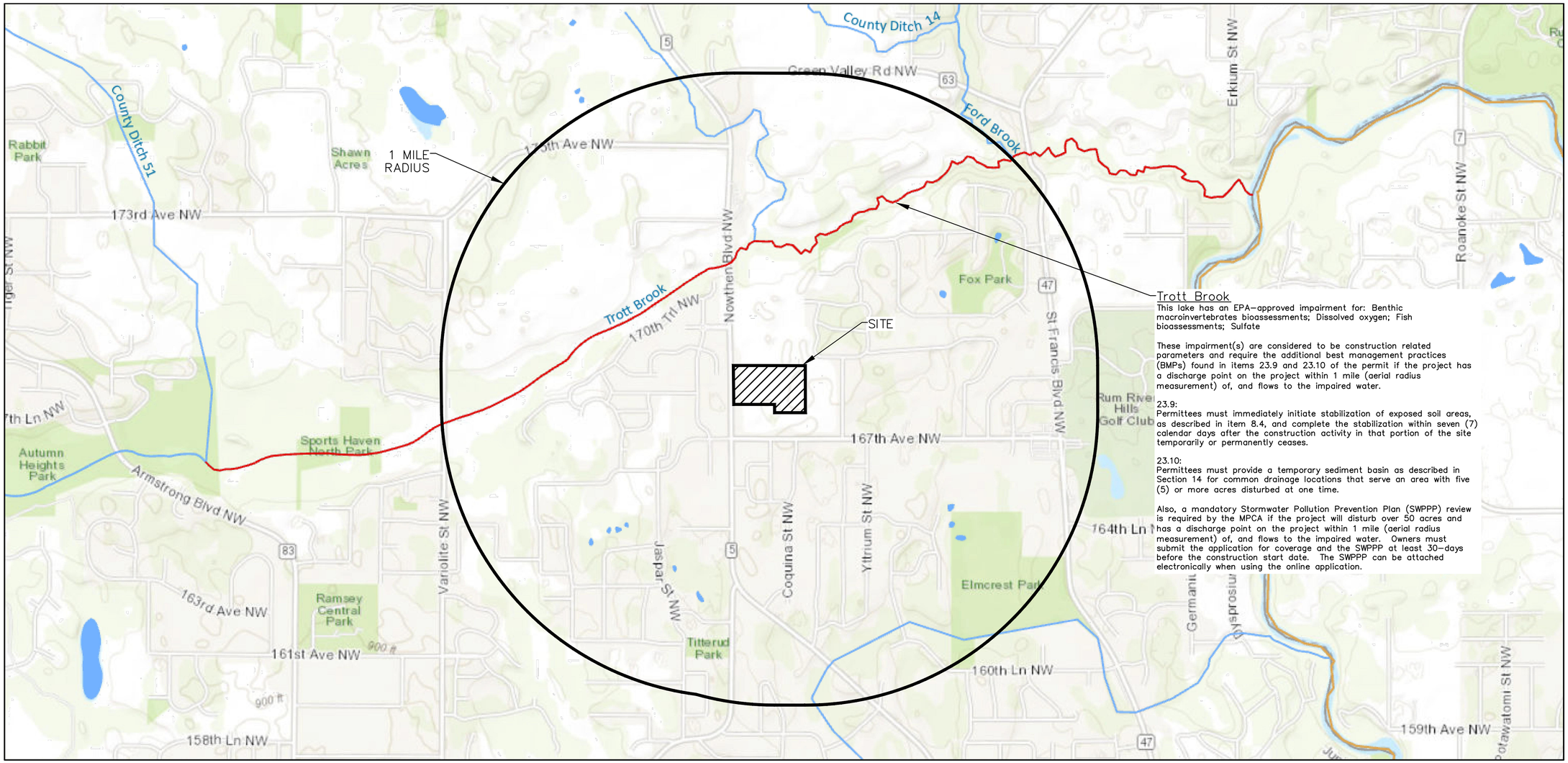
MPCA's Construction Stormwater Special Waters Search



Trott Brook

This lake has an EPA–approved impairment for: Benthic macroinvertebrates bioassessments; Dissolved oxygen; Fish bioassessments; Sulfate

These impairment(s) are considered to be construction related parameters and require the additional best management practices (BMPs) found in items 23.9 and 23.10 of the permit if the project has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water.

23.9:
Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

23.10:
Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time.

Also, a mandatory Stormwater Pollution Prevention Plan (SWPPP) review is required by the MPCA if the project will disturb over 50 acres and has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water. Owners must submit the application for coverage and the SWPPP at least 30–days before the construction start date. The SWPPP can be attached electronically when using the online application.

6/28/2023, 9:38:57 AM

- Waterbody Units - Lakes (1)
- Waterbody Units - Streams (1)
- Impaired Streams without additional construction requirements
- Impaired Streams with additional construction requirements
- Scenic and Recreational River Segments

1:30,000

0 0.25 0.5 1 mi

0 0.38 0.75 1.5 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Minnesota Pollution Control Agency

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | Minnesota Pollution Control Agency |

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Name Brian N. Molinaro Reg. No. 47504 Date 7-10-2023

Revisions
1. 2024-02-05 City Comments

Date 12-08-2023
Designed NAP
Drawn PDS

MPCA MAP

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

00-ENG-123074-SHEET-HYDR-MPCA

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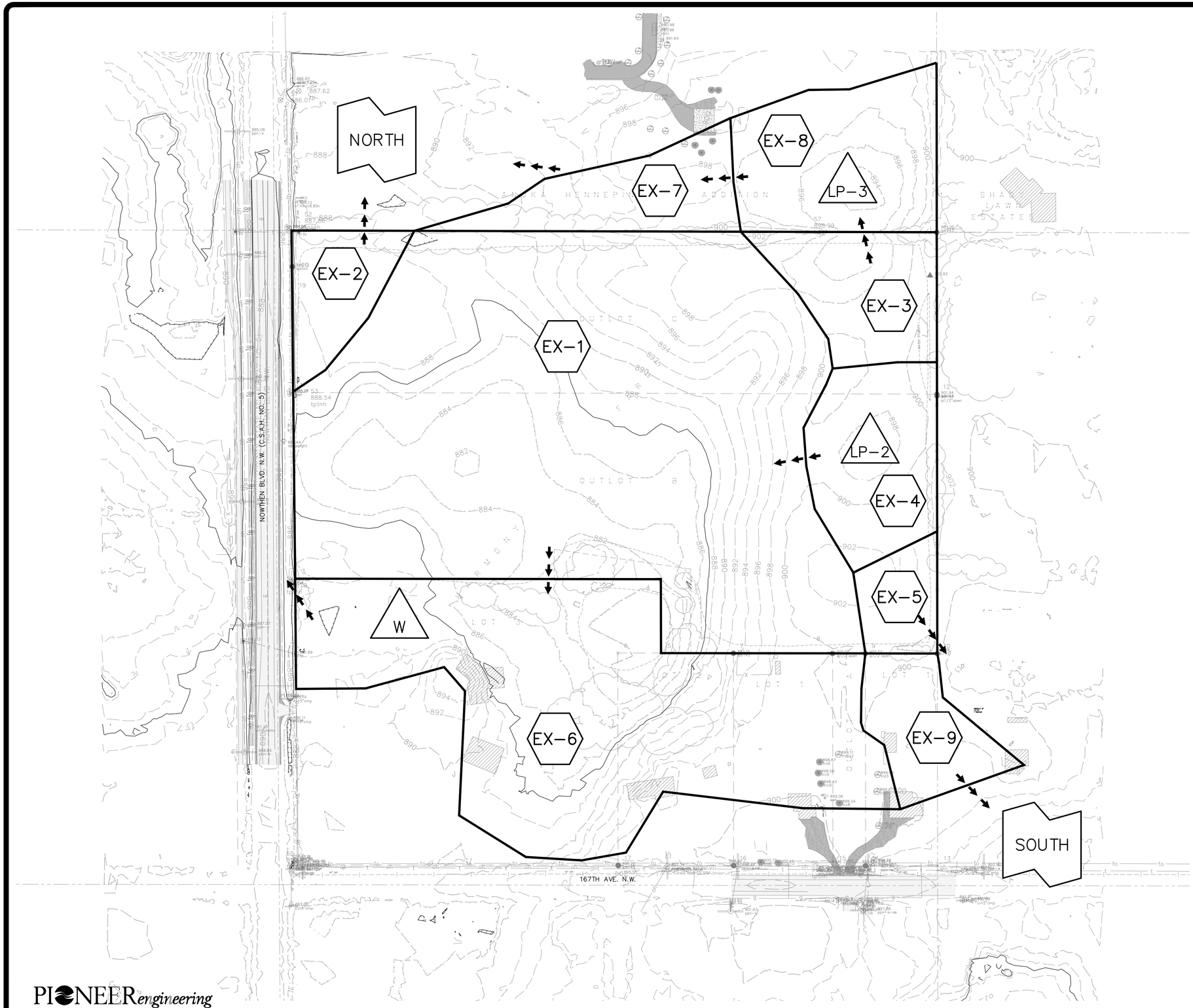

LEGEND

X	SUBCATCHMENT
XXP	POND
XXXX	LINK

N

0 50 100 200

GRAPHIC SCALE IN FEET

BENCH MARK

TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W.
EL=890.48
TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W.
EL=901.06

00-ENG-123074-SHEET-HYDR-EXIS

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Date 12-08-2023
Designed NAP
Drawn PDS

EXISTING HYDROLOGY MAP

LENNAR
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PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

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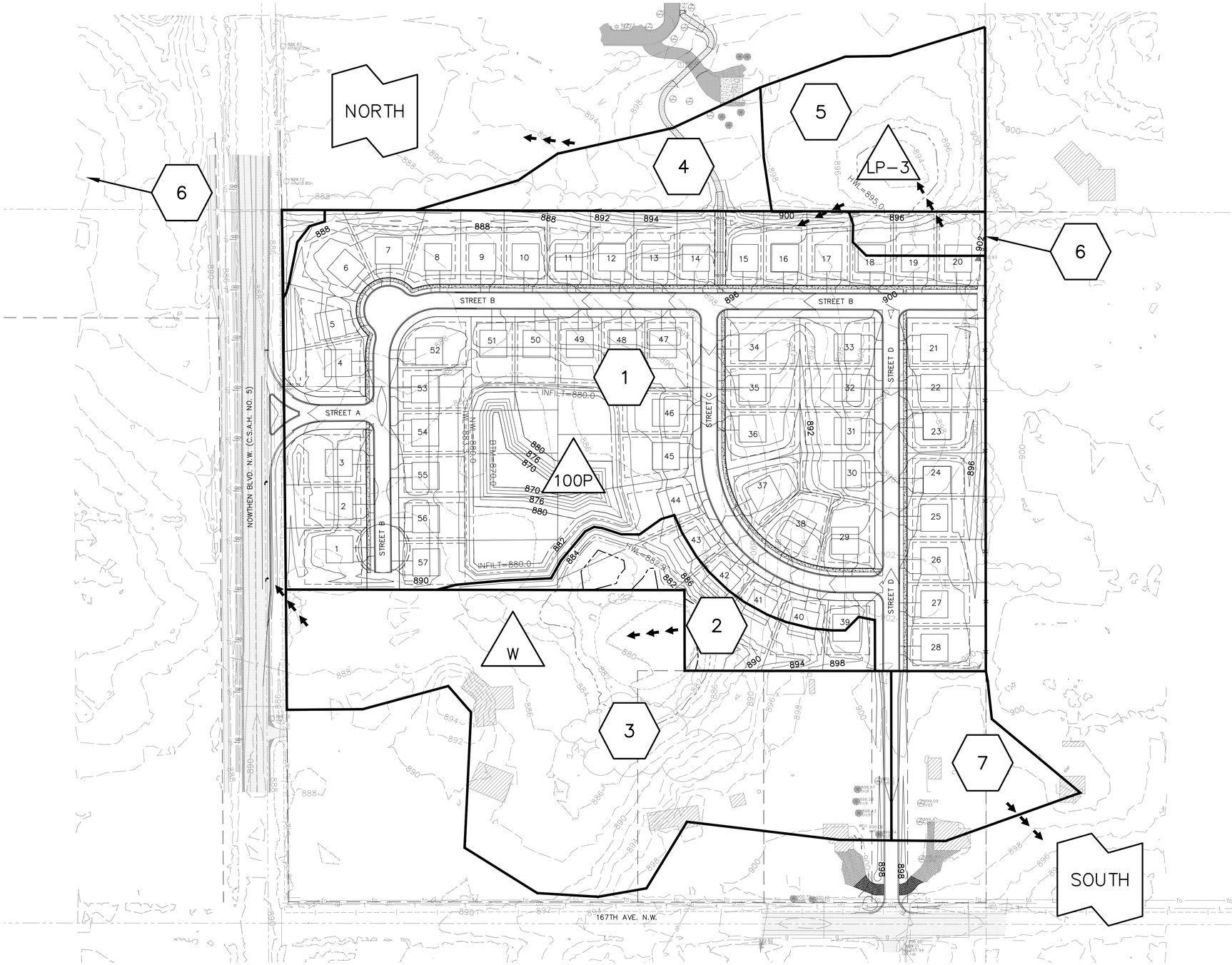

LEGEND

- X — SUBCATCHMENT
- XXP — POND
- XXXX — LINK

0 50 100 200

GRAPHIC SCALE IN FEET

BENCH MARK

TOP NUT OF HYDRANT AT NE QUAD OF INTERSECTION OF NOWTHEN BLVD. N.W. AND 167TH AVE. N.W. EL=890.48

TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W. EL=901.06

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Name Brian N. Molinaro
Reg. No. 47504 Date 7-10-2023

Revisions
1. 2024-02-05 City Comments

Date 12-08-2023
Designed NAP
Drawn PDS

PROPOSED HYDROLOGY MAP

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

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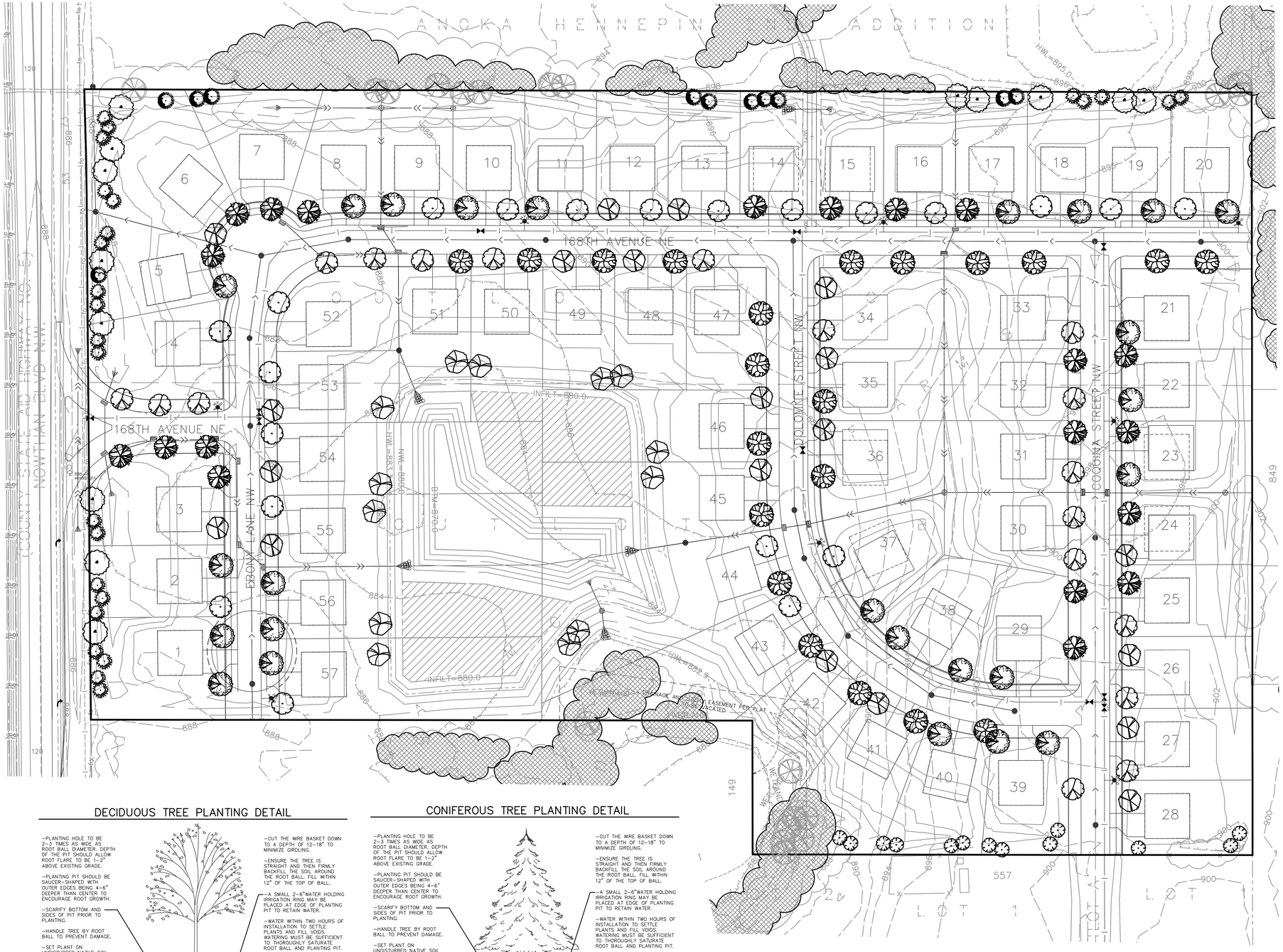


PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
	OVERSTORY TREES		
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	18
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	2.5" B&B	20
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INERMIS	2.5" B&B	20
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12-14' B&B	13
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	21
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	21
	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'JEFFERSRED'	2.5" B&B	25
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	13
	EVERGREEN TREES		
	WHITE PINE/PINUS STROBUS	6' B&B	11
	NORWAY SPRUCE/PICEA ABIES	6' B&B	13
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6' B&B	25

CITY LANDSCAPE REQUIREMENTS:

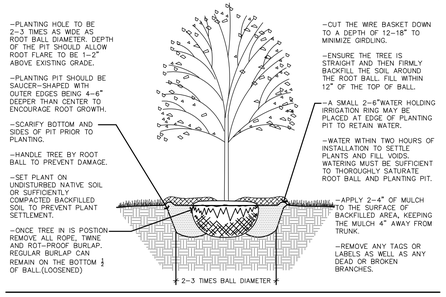
TWO TREES PER LOT PLANTED IN BOULEVARD OR FRONT YARD.
57 LOTS X 2 TREES = 114 TREES

MITIGATION REQUIRED: 331" (SEE TREE PRESERVATION PLAN)

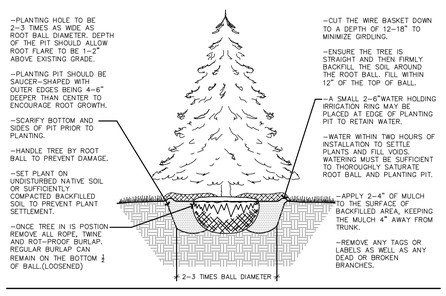
PROPOSED TREES: 200
OVERSTORY TREES (2.5"): 151
CONIFEROUS TREES (6'): 49
PROPOSED INCHES: 500"

NOTES:
1. TREE LOCATIONS MAY BE FIELD ADJUSTED TO TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.
2. ANY IRRIGATION MUST INCLUDE A RAIN SENSOR AND USE WATER EFFICIENT TECHNOLOGY SUCH AS A SMART CONTROLLER OR MOISTURE SENSORS.
3. ANY DEVIATION FROM THE PLANTING SCHEDULE (INCLUDING SPECIES AND SIZE) REQUIRES CITY APPROVAL PRIOR TO INSTALLATION.
4. 4 INCHES OF TOP SOIL WITH NOT MORE THAN 35% SAND SHALL BE APPLIED TO ALL DISTURBED AREAS OF THE PROJECT THAT ARE NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING.

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



N

0 30 60 120
GRAPHIC SCALE IN FEET

EXISTING TREES TO BE SAVED

EXISTING WOODED AREAS

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

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I hereby certify that this plan 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
Name Jennifer L. Thompson
Reg. No. 44763 Date 12-8-2023

Revisions
1. 2024-02-05 City Comments

Date 12-08-2023
Designed JLT
Drawn JLT

LANDSCAPE PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

1 OF 1

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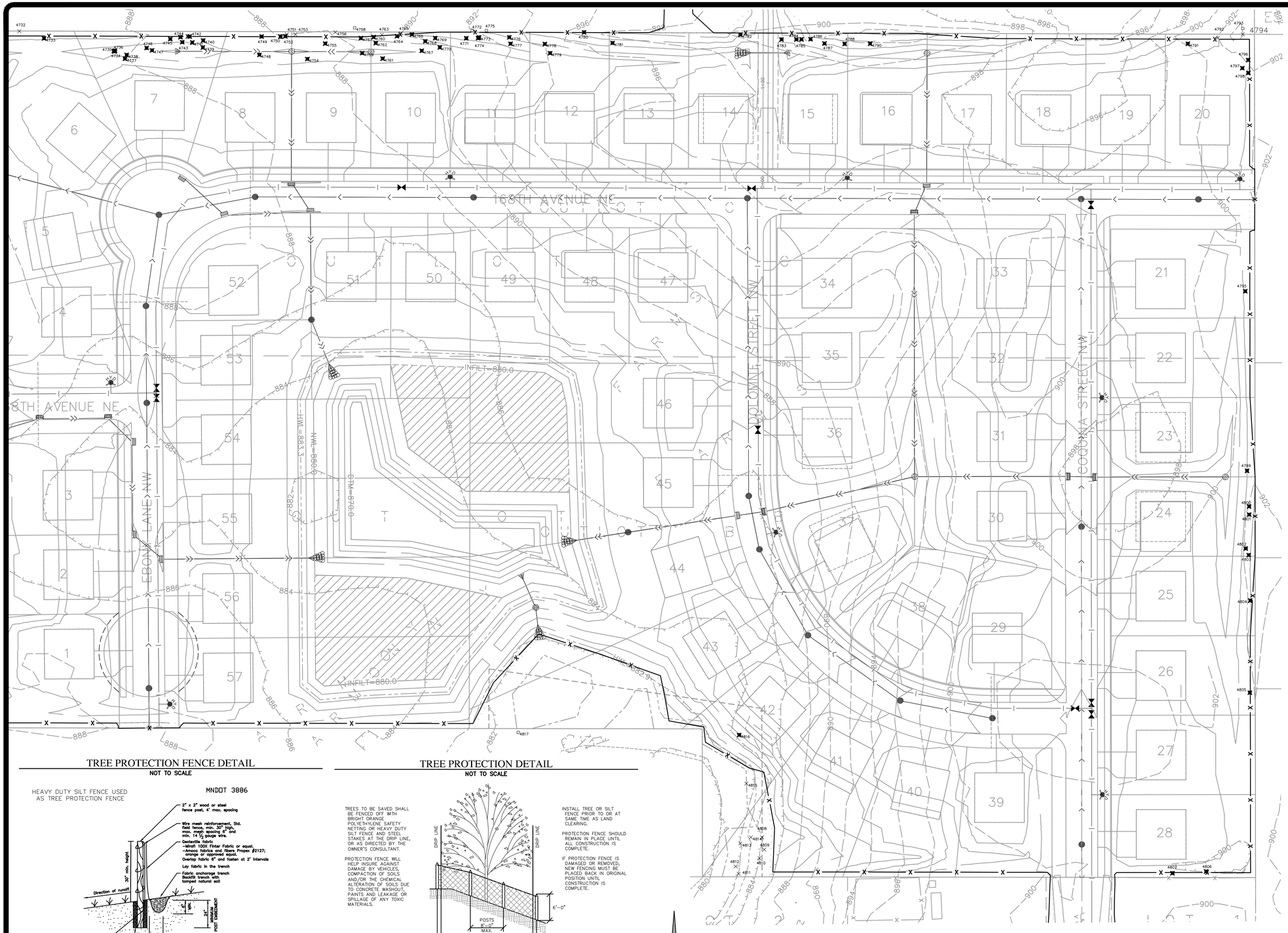


Tag No.	DBH	Common Name	Scientific Name	Notes	Status
4732	28	Box Elder	*Acer negundo*		Save
4733	8	Box Elder	*Acer negundo*		Remove
4734	9	Box Elder	*Acer negundo*		Remove
4735	8	Box Elder	*Acer negundo*		Remove
4736	10,9	Box Elder	*Acer negundo*		Remove
4737	10,9	Box Elder	*Acer negundo*		Remove
4738	9	Box Elder	*Acer negundo*		Remove
4739	8	Box Elder	*Acer negundo*		Remove
4740	16	Box Elder	*Acer negundo*		Remove
4741	8	Box Elder	*Acer negundo*		Remove
4742	8	Box Elder	*Acer negundo*		Remove
4743	13	Box Elder	*Acer negundo*		Remove
4744	18	Box Elder	*Acer negundo*		Remove
4745	11	Box Elder	*Acer negundo*		Remove
4746	9	Box Elder	*Acer negundo*		Remove
4747	9	Box Elder	*Acer negundo*		Remove
4748	8	Green Ash	*Fraxinus pennsylvanica*		Remove
4749	16,14	Box Elder	*Acer negundo*		Remove
4750	18,17	Box Elder	*Acer negundo*		Remove
4751	9	Box Elder	*Acer negundo*		Save
4752	15	Box Elder	*Acer negundo*		Remove
4753	22	Bur Oak	*Quercus macrocarpa*	hollow at base	Save
4754	8	Box Elder	*Acer negundo*		Remove
4755	10	American Elm	*Ulmus americana*		Remove
4756	18	Box Elder	*Acer negundo*		Save
4757	12	Hackberry	*Celtis occidentalis*		Remove
4758	24	Bur Oak	*Quercus macrocarpa*		Off-Site
4759	8	Black Cherry	*Prunus serotina*		Remove
4760	28	Bur Oak	*Quercus macrocarpa*		Remove
4761	8	Box Elder	*Acer negundo*		Remove
4762	8	American Elm	*Ulmus americana*		Remove
4763	20	Bur Oak	*Quercus macrocarpa*		Save
4764	21	Bur Oak	*Quercus macrocarpa*		Remove
4765	21	Bur Oak	*Quercus macrocarpa*		Save
4766	8	American Elm	*Ulmus americana*		Remove
4767	12	Hackberry	*Celtis occidentalis*		Remove
4768	8	Hackberry	*Celtis occidentalis*		Remove
4769	8	Hackberry	*Celtis occidentalis*		Remove
4770	8	American Elm	*Ulmus americana*		Remove
4771	21	Bur Oak	*Quercus macrocarpa*		Remove
4772	8	Hackberry	*Celtis occidentalis*		Off-Site
4773	29	Bur Oak	*Quercus macrocarpa*		Remove
4774	8	Box Elder	*Acer negundo*		Remove
4775	7	Northern Pin Oak	*Quercus ellipsoidalis*		Off-Site
4776	22,22,21,20	Northern Pin Oak	*Quercus ellipsoidalis*		Remove
4777	10	Hackberry	*Celtis occidentalis*		Remove
4778	8	Box Elder	*Acer negundo*		Remove
4779	8,7	Box Elder	*Acer negundo*		Remove
4780	8	Hackberry	*Celtis occidentalis*		Remove
4781	17,17,17,15,12	Silver Maple	*Acer saccharinum*		Remove
4782	10,9	Northern Pin Oak	*Quercus ellipsoidalis*		Remove
4783	29,19	Silver Maple	*Acer saccharinum*		Remove
4784	17,8	Silver Maple	*Acer saccharinum*		Remove
4785	14	Silver Maple	*Acer saccharinum*		Remove
4786	16,15,14,12	Silver Maple	*Acer saccharinum*		Remove
4787	18,16	Silver Maple	*Acer saccharinum*		Remove
4788	20,19,15	Silver Maple	*Acer saccharinum*		Remove
4790	24,19,17	Silver Maple	*Acer saccharinum*		Remove
4791	9	Northern Pin Oak	*Quercus ellipsoidalis*		Remove
4792	8	Hackberry	*Celtis occidentalis*		Save
4793	23	Northern Pin Oak	*Quercus ellipsoidalis*		Off-Site
4794	9	Black Cherry	*Prunus serotina*		Save
4795	15,14,13,11,10,10	Silver Maple	*Acer saccharinum*		Remove
4796	9,6	Northern Pin Oak	*Quercus ellipsoidalis*		Remove
4797	5	Northern Pin Oak	*Quercus ellipsoidalis*		Remove
4798	14	Northern Pin Oak	*Quercus ellipsoidalis*		Remove
4799	9	Siberian Elm	*Ulmus pumila*	Exempt-Invasive	Remove
4800	18	Green Ash	*Fraxinus pennsylvanica*	40% dead	Remove
4801	22	Green Ash	*Fraxinus pennsylvanica*		Remove
4802	11,9	Green Ash	*Fraxinus pennsylvanica*		Remove
4803	15	Green Ash	*Fraxinus pennsylvanica*		Remove
4804	20,18	Green Ash	*Fraxinus pennsylvanica*		Remove
4805	18,16	Green Ash	*Fraxinus pennsylvanica*		Remove
4806	12	Siberian Elm	*Ulmus pumila*	Exempt-Invasive	Remove
4807	14,13,8,8	Siberian Elm	*Ulmus pumila*	Exempt-Invasive	Remove
4808	13,11,10,8,8	Silver Maple	*Acer saccharinum*		Save
4809	14,12,9,8	Silver Maple	*Acer saccharinum*		Save
4810	15,13,13	Silver Maple	*Acer saccharinum*		Save
4811	9,7	Green Ash	*Fraxinus pennsylvanica*		Save
4812	8	Green Ash	*Fraxinus pennsylvanica*		Save
4813	8	Green Ash	*Fraxinus pennsylvanica*		Save
4814	15,14,13,10,9,9	Silver Maple	*Acer saccharinum*		Save
4815	14	Weeping Willow	*Salix babylonica*		Save
4816	8,6	Box Elder	*Acer negundo*		Remove
4817	16,16	Green Ash	*Fraxinus pennsylvanica*		Off-Site

TREE PRESERVATION NOTES:

TOTAL SIGNIFICANT INCHES: 1624
INCHES REMOVED: 1239 (76%)
INCHES SAVED: 385 (24%)

ALLOWED REMOVAL: 974 (60%)
REMOVAL OVER THRESHOLD: 265"

MITIGATION REQUIRED: 265 X 1.25 = 331"

EXEMPT (INVASIVE) AND OFF-SITE TREES EXCLUDED FROM ALL CALCULATIONS

TREE PRESERVATION PLAN PROVIDED BY MIDWEST NATURAL RESOURCES
KEN ARNDT, FORESTER

TREE PRESERVATION NOTES

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

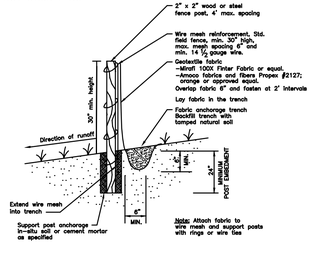
IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

HEAVY DUTY SILT FENCE USED AS TREE PROTECTION FENCE

MNDOT 3886

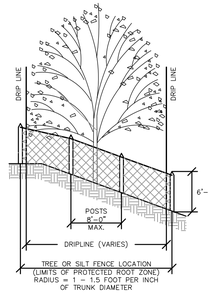


TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

0 30 60 120

GRAPHIC SCALE IN FEET

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name Jennifer L. Thompson
Reg. No. 44763 Date 12-8-2023

Revisions
1. 2024-02-05 City Comments

Date	12-08-2023
Designed	JLT
Drawn	JLT

TREE PRESERVATION PLAN

LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

T1 OF 1

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Park and Recreation Commission

Meeting Date: 05/09/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Commission/Staff Input

Purpose/Background:

Status of The Waterfront trail project

~ Report on the May 7th Bid Opening

Recreation Program Highlights

~ Provide update on new and returning Summer programs.

Recommendation:

.

Outcome/Action:

.

Attachments

Bingo with a Purpose
Day Trip (55+)
Kites and Bites
Movies in the Park: Super Mario Bros
Movies in the Park: Puss in Boots
Movies in the Park: The Mitchells vs The Machines
Intro to PIckleball
Pickleball Leagues
Pickleball Skill Development
Time2Play
Sports Discovery Half Day
Sports Discovery Half Day 2
Sports Discovery 4 Week
Theatre Camp: Frozen
Theatre Camp: Suessical
Two Rivers Art Fair

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	05/03/2024 09:59 AM
Bruce Westby	Mariah Albrecht	05/03/2024 03:30 PM
Brian Hagen	Mariah Albrecht	05/03/2024 03:31 PM

Form Started By: Abby Proulx Started On: 05/02/2024 12:29 PM
Final Approval Date: 05/03/2024

55+

BINGO WITH A PURPOSE

GET READY FOR "BINGO WITH PURPOSE!"

This isn't your average bingo game. We are partnering with the Alexandra House to shine a light on serious issues, such as violence against seniors that affect one in ten. While playing for prizes, you'll also learn about protecting yourself and loved ones from financial exploitation, understanding protection orders, making safety plans, and discovering Alexandra House's support.

This event is for everyone, young and young at heart, to help make our community safer for everyone. Join us to learn, win, and make a difference!

Alexandra House
Working to end domestic and sexual violence.

FREE

Tuesday, June 4
10:00-11:00 a.m.

Ramsey City Hall
Alexander Ramsey Room
7550 Sunwood Drive NW

MORE INFORMATION

cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

55+ NEW ULM AND SCHELL'S BREWERY

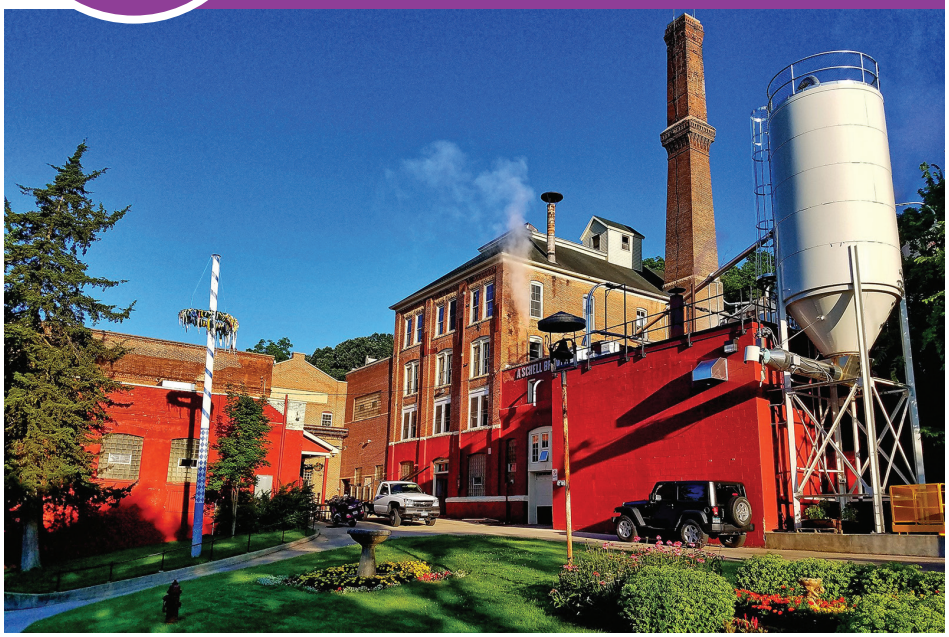


PHOTO BY KEVIN STEWART

Embark on an adventure in New Ulm, known as the Bavarian capital of the Midwest! We will take a coach bus through scenic farmlands and rural communities. From there, a local guide will join us for an informative tour showcasing New Ulm's unique architecture, historical landmarks and cultural heritage. A traditional German lunch will be served at the Veigel's Kaiserhoff Restaurant. After lunch, we will learn about the art of brewing in an immersive tour of the Schell's Brewery.

7:45 a.m.: Leave Ramsey City Hall

9:45 a.m.: Arrive at New Ulm's Visitors Center, refreshments

10:00 a.m.: A local guide will give insight of this unique village. New Ulm is truly the Bavarian capital of the Midwest.

11:55 a.m.: The tour will conclude at the Glockenspiel Musical Clock Tower for the noon performance.

12:30 p.m.: Arrive at Veigel's Kaiserhoff Restaurant for lunch.

Option 1. Landjaeger old German style pork and beef smoked sausage, served with hot German potato salad, sauerkraut, served with fresh rye bread, beverage.

Option 2. Beer battered cod basket served with French fries, Cole slaw, beverage.

2:00 p.m.: Arrive at Schell's Brewery for a walking tour. Visit the museum, sample beers in the tap room or walk the gardens.

3:30 p.m.: Leave New Ulm.

5:45 p.m.: Estimated return time to Ramsey.

Preregistration is required.

Wednesday, July 31
7:30 a.m.-5:45 p.m.

Bus leaves from, returns to Ramsey City Hall 7550 Sunwood Drive NW Ramsey. Travels to New Ulm, Kaiserhoff Restaurant and Schell's Brewery.

Age: 55+

Cost: $98 includes, coach transportation, scenic tour, lunch, admission to the brewery and beer samples

Minimum Enrollment: 30
Maximum Enrollment: 51

Enrollment/cancellation deadline is Friday, June 21.

REGISTER

cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks and Recreation
Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

2ND ANNUAL
KITES AND BITES

FREE EVENT

Fill the Spring skies with colorful kites! Join us with the Ramsey Lions for our second annual Kites and Bites. It's fun for all ages. Bring your own kite or decorate a kite when you get to the park (while supplies last).

We'll have food trucks, face painting, games, and more!

Saturday, May 11

10:30 a.m.-2:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW
Ramsey

All Ages

FREE

City of RAMSEY **PARKS & RECREATION**

FOR MORE INFORMATION

cityoframsey.com/
parksregister

CONTACT

Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

Movies in the Park

Gather your friends and family, pack a lawn chair or blanket, and join us for a movie night under the stars! Arrive before sunset to enjoy music and concessions for sale. The movie will start soon after the sun is low in the sky.

The Super Mario Bros. Movie

Dive into a vibrant animated adventure where Mario, the beloved plumber from the iconic video game franchise, embarks on an epic quest through the Mushroom Kingdom to save Princess Peach from the clutches of the villainous Bowser. This family-friendly film combines humor, heart and action, making it a perfect pick for movie lovers of all ages.

Saturday, June 8
9:00-10:45 p.m.

Elmcrest Park
16303 Quicksilver Street NW
Ramsey

All Ages Welcome

Movie Rating: PG

FREE

REGISTER

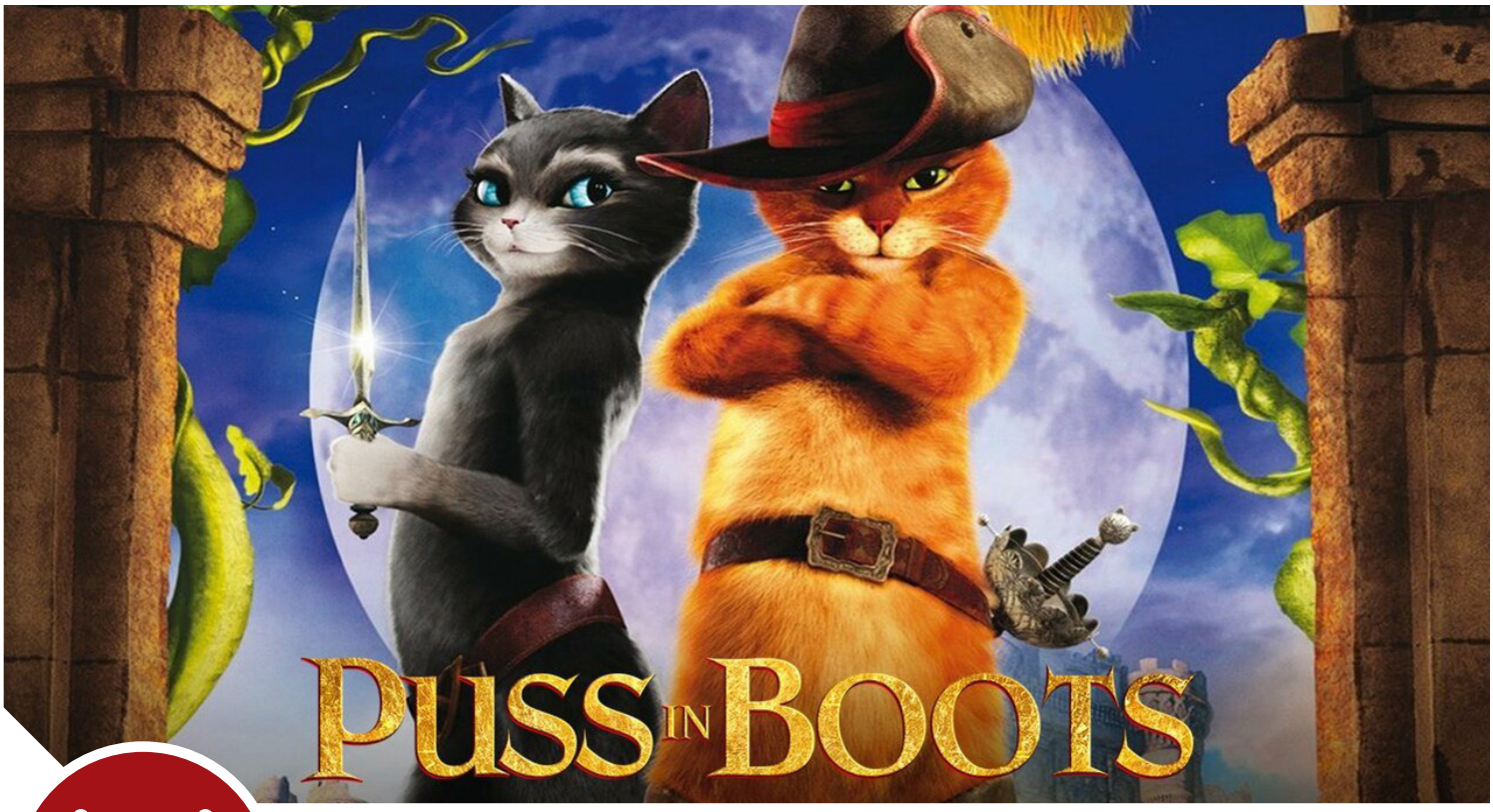
cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION



Movies in the Park

Friday, July 26
8:50-10:30 p.m.

Ball Fields at the Draw
7401 Ramsey Parkway NW
Ramsey COR

All Ages Welcome

Movie Rating: PG

FREE

Gather your friends and family, pack a lawn chair or blanket, and join us for a movie night under the stars! Arrive before sunset to enjoy music and concessions for sale. The movie will start soon after the sun is low in the sky.

Puss in Boots

This film follows Puss in Boots, an outlaw cat, on a thrilling journey filled with humor, excitement, and heart. As he embarks on a quest for the fabled Goose that lays the Golden Eggs to restore his lost honor and regain his mother's trust, Puss in Boots showcases his legendary charm and bravery in the adventure of a lifetime.

REGISTER

cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

Movies in the Park

Gather your friends and family, pack a lawn chair or blanket, and join us for a movie night under the stars! Arrive before sunset to enjoy music and concessions for sale. The movie will start soon after the sun is low in the sky.

The Mitchells vs The Machines

The quirky and slightly dysfunctional Mitchell family unexpectedly finds themselves as humanity's last hope in the midst of a robot apocalypse. Packed with humor, heart, and high-tech hijinks, this film follows the Mitchells' hilarious and heartwarming family road trip as they learn to embrace their uniqueness.

Friday, August 30
8:00-10:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW
Ramsey

All Ages Welcome

Movie Rating: PG

FREE

REGISTER

cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

INTRO TO PICKLEBALL

Would you like to learn how to play pickleball?

Come learn with top North Star Pickleball Association instructors. Whether you have never played or have only tried it a few times, this is the class for you. North Star Pickleball Association instructors will cover the basics of pickleball rules, terminology, primary skills, coordination, and how to get connected to where to play. Please wear comfortable clothes and athletic shoes. Paddles and balls will be provided.

Pre-registration is required; space is limited. Please only register for one Intro to Pickleball Session.

Day	Date	Time
Sa	May 4	9-11 a.m.
Su	June 2	1-3 p.m.
Sa	July 20	3-5 p.m.
Su	Aug. 25	1 -3 p.m.

Central Park
7925 161st Avenue NW, Ramsey

Age +10

Cost $12.50 each

Min Enrollment 6
Max Enrollment 24

City of RAMSEY **PARKS & RECREATION**

REGISTER

cityofframsey.com/
parksregister

CONTACT

Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityofframsey.com
763-433-9820

PICKLEBALL LADDER LEAGUE

Are you looking to compete against other pickleball players? Join us with the North Star Pickleball Association (NSPA) for ladder leagues! This competitive format places players of similar skill in pools to play with multiple partners against a variety of other players each week. Results are calculated in league software and players can move up and down the ladder based on their results.

This is a come-as-you-please league with no need to find a substitution. Players will be placed into pools based on standings. Timely attendance is required for pool creation. Late players will not be added to the pools once created. Awards are given to the players with the most points at the end of the season.

Registration will be taken through NSPA.

SESSION 1
April 25-June 20

SESSION 2
July 11-September 12

Thursday
5:30-8:30 p.m.

Central Park
7925 161st Avenue NW
Ramsey

Age 16+

Cost $70 each Session

Min Enrollment 16
Max Enrollment 35

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityoframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

NSPA SKILL DEVELOPMENT

Are you an experienced pickleball player looking to bring your game to the next level? Join us with the North Star Pickleball Association (NSPA) for this exclusive Skill Development program. During this four-week series of two-hour classes, players will work on the fundamental skills needed to improve their game by grouping with other participants of similar skill levels and drilling new skills and strategies each week. Players should provide their own equipment and have a good understanding of scoring.

Registration will be taken through NSPA.

Saturdays | 5:30-7:30 p.m.
SESSION 1 | June 1-22
SESSION 2 | August 3-24
Central Park | 7925 161st Avenue NW, Ramsey
Age 16+
Cost $90 each session
Min Enrollment 12
Max Enrollment 24

CONTACT
Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

REGISTER
cityoframsey.com/parksregister

City of RAMSEY **PARKS & RECREATION**

POPUP PLAY:
TIME2PLAY WITH NORTHGATE CHURCH

Let's play!

Play is fundamental to a child's healthy development and community gives children a feeling of belonging and safety. Time2Play events combine the two by providing a weekly destination for fun! Bring your kids and their friends and join us for games, sports, crafts and snacks.

This is a drop-in event; no registration is required. The program may be canceled if the weather is pending.

Although this event is partnered with a church, this is not a religious activity or "church event." Northgate Church wishes to provide services to the community with kids and families in mind, regardless of belief.

Tuesdays
June 18 through August 20

10:00-11:30 a.m.

Ball Fields at The Draw
7401 Ramsey Parkway
By the Big Tree

All ages

FREE

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityofframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityofframsey.com, 763-433-9820
–or–
Wendy Walton, Northgate Church
wendywalton@ngatechurch.org, 763-412-1701

YOUTH SPORTS DISCOVERY

HALF-DAY CAMP GRADES 3-5

Let your child discover their passion for sports through a half-day exploratory camp! Each day will focus on a different value of sportsmanship through exciting games and drills across different sports to build their skills in a fun and supportive environment.

This program is partnered with i9 Sports.

Monday-Thursday | July 15-18

9:00 a.m.-Noon

Central Park
7925 161st Avenue NW, Ramsey

Grades 3-5 (2024-2025 school year)

Cost $155

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

REGISTER

cityoframsey.com/parksregister

City of RAMSEY

PARKS & RECREATION

YOUTH SPORTS DISCOVERY

HALF-DAY CAMP GRADES K-2

Let your child discover their passion for sports through a half-day exploratory camp! Each day will focus on a different value of sportsmanship through exciting games and drills across different sports to build their skills in a fun and supportive environment.

This program is partnered with i9 Sports.

Monday-Thursday | August 5-8
9:00 a.m.-Noon
Central Park
7925 161st Avenue NW, Ramsey
Grades K-2 (2024-2025 school year)
Cost $155

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

REGISTER

cityoframsey.com/parksregister

City of RAMSEY

PARKS & RECREATION

YOUTH SPORTS DISCOVERY

AGES 3-9

Explore your child's potential passion for sports! This introductory program is the perfect way to familiarize kids with a variety of athletic activities, helping them discover their favorites. Each week, kids will participate in a new sport, not only to develop skills but also to learn the importance of sportsmanship.

This program is partnered with i9 Sports.

Tuesdays | June 11-July 2

Ages 3 to 4 5:00-6:00 p.m.
Ages 5 to 6 6:15-7:15 p.m.
Ages 7 to 9 7:30-8:30 p.m.

Central Park
7925 161st Avenue NW, Ramsey

Cost $69 per participant

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityofframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityofframsey.com
763-433-9820

PARKS & RECREATION

MUSICAL THEATRE CAMP - FROZEN FOR KIDS!

Are you ready to build a snowman? Dive into the whimsical and heartwarming world of the beloved animated film with this enchanting stage adaptation. With the guidance of Northern Starz's skilled teaching and performance staff, children can bring this magical universe to life, captivating audiences with their portrayal of cherished characters and timeless tales.

Join Anna, Elsa, Olaf, Sven, and all your favorite characters as they embark on an epic, ice-filled journey of self-discovery, camaraderie, and the real meaning of true love. Adapted for young performers, this musical includes favorite Frozen songs such as *Love Is an Open Door, Do You Want to Build a Snowman?* and *Let It Go*, as well as wonderful new songs from the Broadway production. This production of Frozen KIDS is sure to prove that "some people are worth melting for."

The final performance will be on the last day of class.

NORTHERN STARZ
CENTER FOR THE PERFORMING ARTS

Pre-registration is required.
Register by Monday, August 5.

Monday-Friday, August 12-16

9:00 a.m.-4:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW

Grades: K-3, as of fall 2024

Cost: $315

Min Enrollment: 10
Max Enrollment: 20

REGISTER

cityoframsey.com/
parksregister

CONTACT

Mariah Albretch, Parks Admin Assistant
malbretch@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

MUSICAL THEATRE CAMP - SEUSSICAL

Experience the magic as Horton the Elephant, the Cat in the Hat, as all beloved Dr. Seuss characters leap from page to stage in *Seussical KIDS*, an enchanting musical spectacle brought to you by Tony-winning duo Lynn Ahrens and Stephen Flaherty, creators of *Lucky Stiff, My Favorite Year, Once on This Island*, and *Ragtime.* Under the expert guidance of Northern Starz's seasoned teaching and performance team, children will breathe life into these delightful characters, showcasing their talents in this vibrant production.

Transporting audiences from the Jungle of Nool to the Circus McGurkus, the Cat in the Hat, our narrator, tells the story of Horton, an elephant who discovers a speck of dust containing tiny people called the Whos, including Jojo, a Who child, who gets in trouble for thinking too many "thinks." Horton's challenge is twofold — not only must he protect the Whos from a world of naysayers and dangers, but he must also guard an abandoned egg left in his care by the irresponsible Mayzie La Bird. Although Horton faces ridicule, danger, kidnapping and a trial, the intrepid Gertrude McFuzz never loses faith in him. Ultimately, the powers of friendship, loyalty, family and community are challenged and emerge triumphant!

The final performance will be on the last day of class.

NORTHERN STARZ
CENTER FOR THE PERFORMING ARTS

Pre-registration is required.
Register by Monday, July 29.

Monday-Friday, August 5-8

9:00 a.m.-4:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW

Grades: 4-6, as of fall 2024

Cost: $315

Min Enrollment: 10
Max Enrollment: 30

REGISTER

cityofframsey.com/
parksregister

CONTACT

Mariah Albretch, Parks Admin Assistant
malbretch@cityofframsey.com
763-433-9820

City of RAMSEY

FREE Admission

TWO RIVERS ART FAIR

Saturday, July 20

10:00 a.m.-4:00 p.m.

The Draw
7401 Ramsey Parkway NW
Ramsey, MN

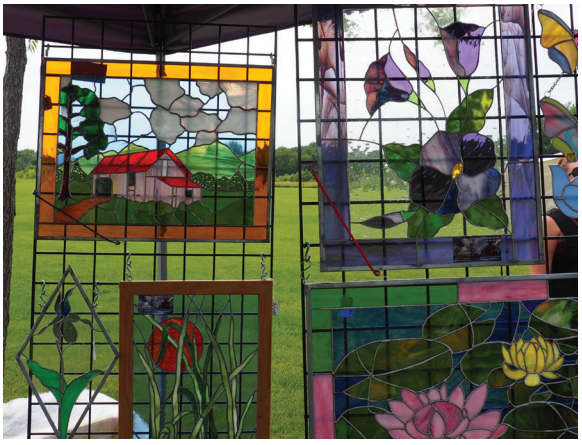
ART Original art from local and visiting artists

FOOD Variety of Food Trucks

FAMILY FREE art demonstrations classes, and raffle tickets for sale

and more!

Learn more at rumriverart.com/calendar/special-events



Brought to you by

City of RAMSEY

RUMRIVER ART CENTER