

City of Ramsey
Agenda
Regular Planning Commission
Thursday, February 22, 2024

7:00 pm

Council Chambers, 7550 Sunwood Drive 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. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for January 25, 2024.
6. **Public Hearing**
 1. Harmony Farms (US Home LLC/Lennar) Preliminary Plat for 57 Single-Family Lots Northeast of 167th Avenue NW and Nowthen Boulevard NW.
7. **Commission Business**
 1. Discuss a Zoning Amendment to Allow Higher Density Residential Development in the COR (proposed Norhart development)
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 02/22/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for January 25, 2024.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for January 25, 2024.

Recommendation:

Outcome/Action:

Attachments

January PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 02/08/2024

Reviewed By

Brian Hagen

Date

02/08/2024 01:39 PM

Started On: 02/05/2024 09:05 AM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 25, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson (virtual attend)
 Commissioner Randy Bauer
 Commissioner Ryan Heineman (virtual attend)
 Commissioner Tom Hunt
 Commissioner Eric Peters
 Commissioner Gary Van Scoy

Members Absent: None

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Bauer, seconded by Commissioner Peters, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye

Commissioner Anderson aye
Chairperson Gengler aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the November 30, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Anderson aye
Commissioner Heineman aye
Commissioner Peters aye
Commissioner Bauer aye
Commissioner Van Scoy aye
Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: DeeAnn Deiss Variance and Sketch Plan – 15321 Hematite Street NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the variance.

Citizen Input

DeAnn Deiss, applicant, stated that she is present to address any questions.

William Codere, 6740 154th Lane, referenced the statement that the driveway would come off 153rd in the roundabout. He noted that there are two open ended pipes and asked what would be done with those.

Planning Manager Larson replied that those are survey monuments that are buried in the ground of the lot corners. He stated that the driveway would go between those.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:09 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to adopt Resolution #24-033 Approving a Variance to Minimum Lot Area Northeast of Alpine Drive and Hematite Street Northwest.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Planning Manager Larson noted that this also included a sketch plan and confirmed that the Commission did not have any issues or additional comments in relation to that element.

6.02: Public Hearing: Consider a Preliminary Plat, Final Plat, and Variance Related to Impervious Surface Regulations in the Rum River Wild & Scenic Overlay District for Lightbridge Academy

Public Hearing

Chairperson Gengler called the public hearing to order at 7:11 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Preliminary Plat, Final Plat, and Variance.

Commissioner Bauer asked if the DNR and MnDOT were notified and whether they had any comments.

City Planner Martin replied that both agencies have reviewed the request and did not have any comments.

Planning Manager Larson clarified that letters were provided from both agencies stating that they did not have any comments.

Commissioner Van Scoy asked for details on the stormwater plan for this property.

Planning Manager Larson commented that this area is within the drinking water supply management area (DWSMA) and therefore is protected from infiltration. He explained that stormwater in this area is piped to areas outside of the DWSMA. He stated that payment would be provided to the City in lieu of constructing a basin. He confirmed that the infrastructure does already exist for the applicant to connect to.

Commissioner Hunt asked if the Environmental Policy Board reviewed this case.

Planning Manager Larson commented that this was intended to be reviewed by the EPB earlier this week, but the group did not have a quorum and therefore could not provide comments.

Citizen Input

Paul Otto, Otto Associates, spoke in representation of the applicant. He commented that it would be tough to be under 30 percent for a commercial site and noted that the lot combination is a pretty simple request.

Brian Schmitz, 14245 St. Francis Boulevard, commented that he owns one of the condo units south of this property and is the President of the Association for that building. He noted that their dumpsters currently sit between the two lots, and they would be interested in perhaps creating a shared dumpster area for both sites.

Planning Manager Larson stated that the two parties could speak in the lobby following the meeting and confirmed that the City would not prohibit that type of shared facility.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:22 p.m.

Commission Business

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #24-039 Approving a Preliminary Plat and Final Plat for Lightbridge Academy.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Motion by Commissioner Hunt, seconded by Commissioner Van Scoy, to adopt Resolution #24-040 Approving a Variance to Impervious Surface Regulations in the Rum River Wild and Scenic Overlay District for Lightbridge Academy.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

6.03: Public Hearing: Connexus Energy – Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:24 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends rezoning a portion of the property from I-1 to CL and for the Site Plan Review of the Solar Garden.

Citizen Input

Brian Burandt, Connexus Energy, commented they have partnered with the MPCA to ensure that the solar array would work with the continued monitoring of the closed landfill and would also preserve building pads for future economic development. He stated that with the natural screening and trees that would be planted, the array would not be visible from the road. He stated that this station would be connected to their substation and all the power generated from the local systems remains local. He stated that they would also plant deep prairie grasses and pollinator habitat.

Commissioner Van Scoy asked for thoughts on pollinators.

Mr. Burandt commented that is their standard practice.

Commissioner Bauer commented that there seems to be a growing demand for solar and asked if there could be potential to expand as this seems to be a good use for the property.

Mr. Burandt agreed noting that they first looked at the property in 2016. He stated that they continue to look at landfill sites, noting that this will be the pilot in Minnesota. He explained that they attempt to create solar that stays local. He stated that this would be the third project within Ramsey and would maximize the substation capability.

Commissioner Bauer commented that he does not see anything objectionable related to the view of a solar array and did not see the need for additional screening. He commented that visibility would seem to be an advantage, encouraging others to pursue solar as well.

Mr. Burandt commented that they are taking advantage of the existing berms on the property and appreciated those comments.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Anderson aye
Commissioner Heineman aye
Commissioner Peters aye
Commissioner Bauer aye
Commissioner Van Scoy aye
Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:33 p.m.

Commission Business

Commissioner Heineman commented that this is a great use of the space and appreciated the sentiment from Commissioner Bauer related to screening. He stated that as a neighbor, if he did think differently about solar energy, he would appreciate the screening and therefore supports the screening as proposed. He noted that additional trees are always a benefit.

Chairperson Gengler agreed that while she appreciates the look of solar, some may not and therefore the screening proposed would be adequate.

Motion by Commissioner Bauer, seconded by Commissioner Peters, to recommend that City Council approve of rezoning from I-1 to CL at the northwest corner of Sunwood Drive and Sunfish Lake Boulevard NW.

A roll call vote was performed:

Commissioner Hunt aye
Commissioner Van Scoy aye
Commissioner Bauer aye
Commissioner Peters aye
Commissioner Heineman aye
Commissioner Anderson aye
Chairperson Gengler aye

Motion Carried.

6.04: Public Hearing: Consider a Preliminary Plat and Site Plan for Waterfront Village – Centra Homes

Public Hearing

Chairperson Gengler called the public hearing to order at 7:36 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Preliminary Plat and Site Plan, contingent upon compliance with Staff's review comments.

Commissioner Bauer asked if the Commission made previous recommendations related to some of the lot sizes.

Planning Manager Larson believed those recommendations were related to Harmony Farms.

Commissioner Anderson commented that he expressed concern with the number of homes along the new parkway, and still has that concern.

Commissioner Van Scoy asked if the size mentioned was related to the structure size or the lot size.

Citizen Input

David Pattberg, Centra Homes, commented that the 20 feet by 70 feet is the home size, noting that there would be ten feet between the homes in setbacks.

Commissioner Anderson stated that he is opposed to the project as proposed. He stated that while he would support some residential on the site, he would prefer to hold the area near Ramsey Parkway for retail development. He confirmed that his issues related to blocks five and nine.

Planning Manager Larson noted that since the original review, the City Council adopted zoning changes and new zoning map while changed this zoning to COR-4, therefore this request matches the current zoning of the property.

Mr. Pattberg commented that he has been working with the City on land within the COR for many years, noting their existing development, Cottages at the COR. He stated that they are a residential home builder and three or four years ago he approached staff about this land but was told the City was not ready and was waiting for retail. He stated that since that time he has spoken with the broker and others about potentially bringing in other uses on the site and did not find market interest. He stated that it was just in the last six months to one year that Centra pursued the residential proposal as presented at the direction of staff.

Chairperson Gengler recognized that all the garages would face to the internal streets. She referenced lot one, block eight and lots eight and nine of block seven and asked for more information on that spacing as the units look very close together.

Mr. Pattberg replied that those lots are 110 feet deep whereas the home is 70 feet deep. He explained that there will be greenspace of the yards along with a common sidewalk that will go between those lots. He estimated that edge of porch to edge of porch would be 50 to 60 feet.

Commissioner Van Scoy commented that the driveways seem to be consistent in length and asked the range.

Mr. Pattberg commented that there is a minimum of 25 feet from the curb to garage door, where there may be a few that are slightly longer.

Commissioner Van Scoy asked if there are sidewalks on both sides of the structures.

Mr. Pattberg replied that there would be sidewalks only on one side, with walkways to the front doors.

City Planner Martin provided details on the proposed sidewalk locations.

Commissioner Van Scoy wanted to ensure that vehicles parked in driveways would not be blocking the sidewalk.

Planning Manager Larson confirmed that the sidewalks would not cross driveways.

Commissioner Van Scoy asked and received confirmations that there would be windows on the sides of the homes.

Mr. Pattberg explained that the windows will be strategically placed to ensure that one person does not look into the window of the next home. He stated that home orientation is also flipped when adjacent to prevent that situation.

Commissioner Van Scoy asked if the fire department had any issue with the spacing of the homes.

City Planner Martin replied that there is no minimum distance between homes in the Fire Code, explaining that the distance between structures determines the material that would need to be used to create a fire wall. He noted that would be further reviewed during the building permit review process.

Planning Manager Larson replied that these are the same setbacks required in the single-family zoning district.

Chairperson Gengler asked if the development would be managed by an HOA.

Mr. Pattberg confirmed that the HOA would manage the private streets, private walks, irrigations, snow removals, lawn care, architectural controls, etc.

Commissioner Heineman asked if there would be a sidewalk along Bunker Lake Boulevard on the north side.

Mr. Pattberg replied that there is a sidewalk that is wider than a typical sidewalk and therefore is more akin to a trail. He stated that their plan takes the path to Zeolite Street, recognizing that beyond that is outside of their control.

Commissioner Anderson asked what would occur from Zeolite running north/south.

Mr. Pattberg commented that appears to be part of the City plan for Zeolite.

Planning Manager Larson confirmed that the sidewalks on Zeolite and West Ramsey Parkway are part of the City projects that will occur this year. He also noted the trail along Bunker from Zeolite to Armstrong.

Commissioner Peters referenced the parking that was previously discussed along lot five which had a not typical orientation and received confirmation that is still part of the plan. He asked and received confirmation that no parking would be allowed on Bunker.

Mr. Pattberg recognized that there are a lot of moving parts and the City has been a good partner in the work that the City is currently doing with grading and the roads. He stated that they are still working on the noise rating from Bunker Lake Boulevard and whether mitigation would be needed through building materials and noted that they are still working on that. He stated that there was a question of renaming Outlot H to a lot and block, noting that is a technical clarification they are working on. He stated that they also spoke with staff to receive clarification on the frequency of street sweeping during construction. He stated that staff is asking for updated side elevations on homes that open to streets or park trail corridors, therefore they are going through a number of iterations to address that.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 8:00 p.m.

Commission Business

Councilmember Woestehoff commented at the most recent Council Work Session the Council received a presentation from Anoka County on a preliminary draft of its housing study. He stated that there is a strong need for housing in the area, including single-family, apartments and senior housing. He recognized the desire of some for retail but acknowledged that housing is a need.

Commissioner Heineman asked if that was specific to Anoka County or Ramsey.

Councilmember Woestehoff replied that the study included both the overall Anoka County and more specifically Ramsey. He stated that the numbers for Ramsey were 2,000 single family homes and 1,400 apartment units between now and 2030. He stated that the County updates the study every 10 years ago. He commented that Ramsey was one of the higher growing cities and it looks like that trend will continue through 2030.

Commissioner Anderson stated that he is strongly opposed to this plan but because the City Council and Centra Homes have ignored his questions he would have no choice but to support this as it complies with zoning.

Chairperson Gengler noted that opposition.

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #24-041 Approving the Preliminary Plat and Site Plan Review for Waterfront Village.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

7. COMMISSION BUSINESS

None.

8. COMMISSION / STAFF INPUT

Commissioner Bauer commented that he will be traveling prior to the next meeting and although he plans to attend, if his flight is delayed, he may be late or miss the meeting. He noted that he has concerns with the date of the March meeting as that will fall on Holy Thursday, which is a conflict for those that are members of church but is also a concern as Katherine Drexel is meant to be on that agenda as well. He noted that both he and Commission Van Scoy would need to recuse themselves from that item which could cause issues with quorum. He thought that meeting had been proposed to be held on March 21st rather than March 28th.

Chairperson Gengler asked and received confirmation that there had not been discussion of moving the meeting. She asked that staff be alerted if any other members, outside of Commissioners Bauer and Van Scoy, would not be able to attend the March 28th meeting.

Planning Manager Larson noted that if it is needed, they could discuss a potential date change at the February meeting. He reviewed some of the items that would be reviewed at the February meeting and noted that March is shaping up to have a heavier agenda.

City Planner Martin provided details on the interactive developments map project that he has been working on that launched this week with the intent to keep residents updated on current development activity.

Planning Manager Larson noted the upcoming open house on February 6th at PACT Charter School for Saint Katherine Drexel to receive feedback from neighbors before the public hearing. He stated that the school will also be providing tours of the school.

Commissioner Heineman noted that PACT will also be holding an open house/ribbon cutting on March 4th.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:12 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 02/22/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Harmony Farms (US Home LLC/Lennar) Preliminary Plat for 57 Single-Family Lots Northeast of 167th Avenue NW and Nowthen Boulevard NW.

Purpose/Background:

US Home LLC (Lennar) has submitted an application for Preliminary Plat of the undeveloped land directly south of Brookside Elementary School. The property is zoned R-1A, a single-family zoning district with a minimum 80-foot wide lot and 10,000 square feet in area.

The Planning Commission reviewed a sketch plan of the property in September 2023. At that time, the Zoning Code was in the final stages of review. The Planning Commission recommended a proposed zoning map showing the R-1B district (65-foot lots) in this location and the applicant had prepared a sketch plan accordingly. The City Council subsequently determined that the R-1A district would be a better fit for this site and then adopted the new Zoning Code and map in November. The proposed plat has the same roadway configuration as the sketch plan, but has been revised to show the R-1A (80-foot) lots.

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 lot, 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 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 ability to sever it with 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 about 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.

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. 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

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.

Funding Source:

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

Recommendation:

Staff recommends approval of the preliminary plat with the conditions that are listed in the attached resolution.

Outcome/Action:

Motion to recommend approval of Resolution #24-060 for the Preliminary Plat of Harmony Farms.

Attachments

Location Map

Plans

Resolution #24-060

Unresolved Changemarks (2024-02-14)

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 02/15/2024

Reviewed By

Brian Hagen

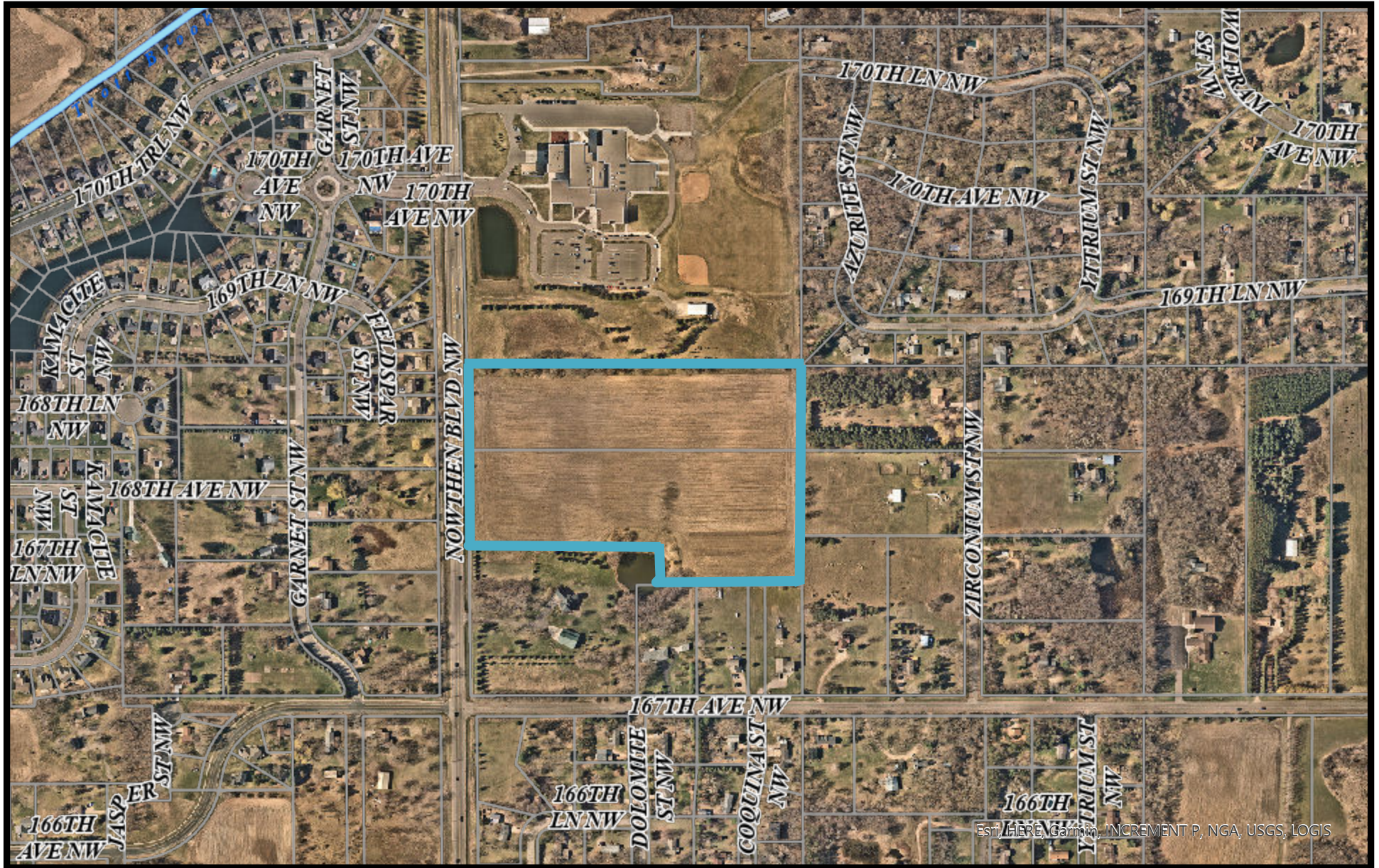
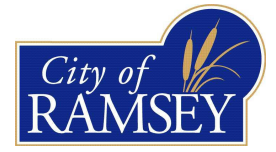
Date

02/15/2024 08:41 AM

Started On: 02/01/2024 10:43 AM

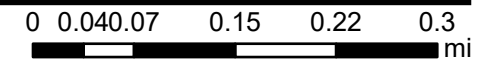
Harmony Farms

Site Location Map

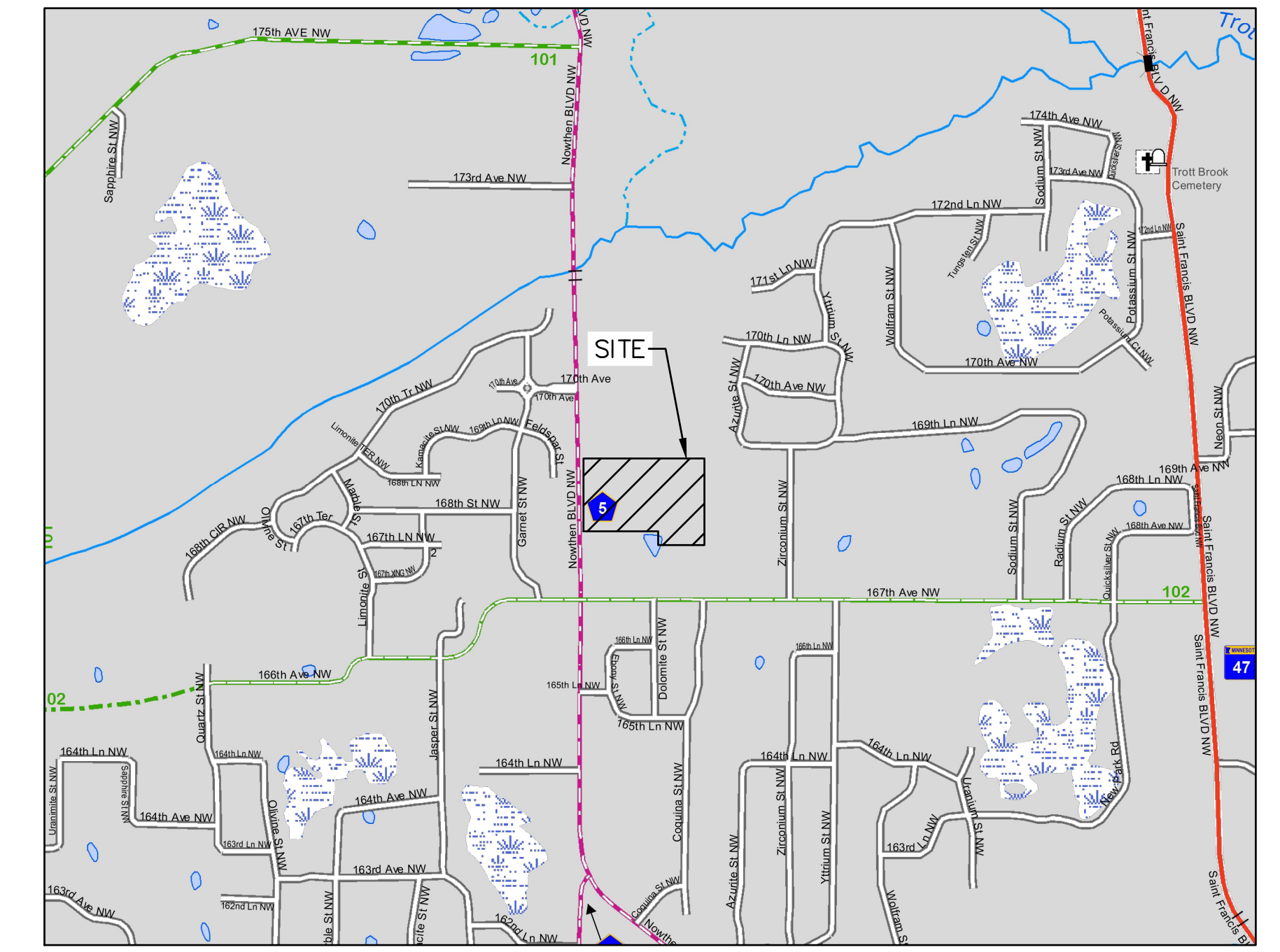
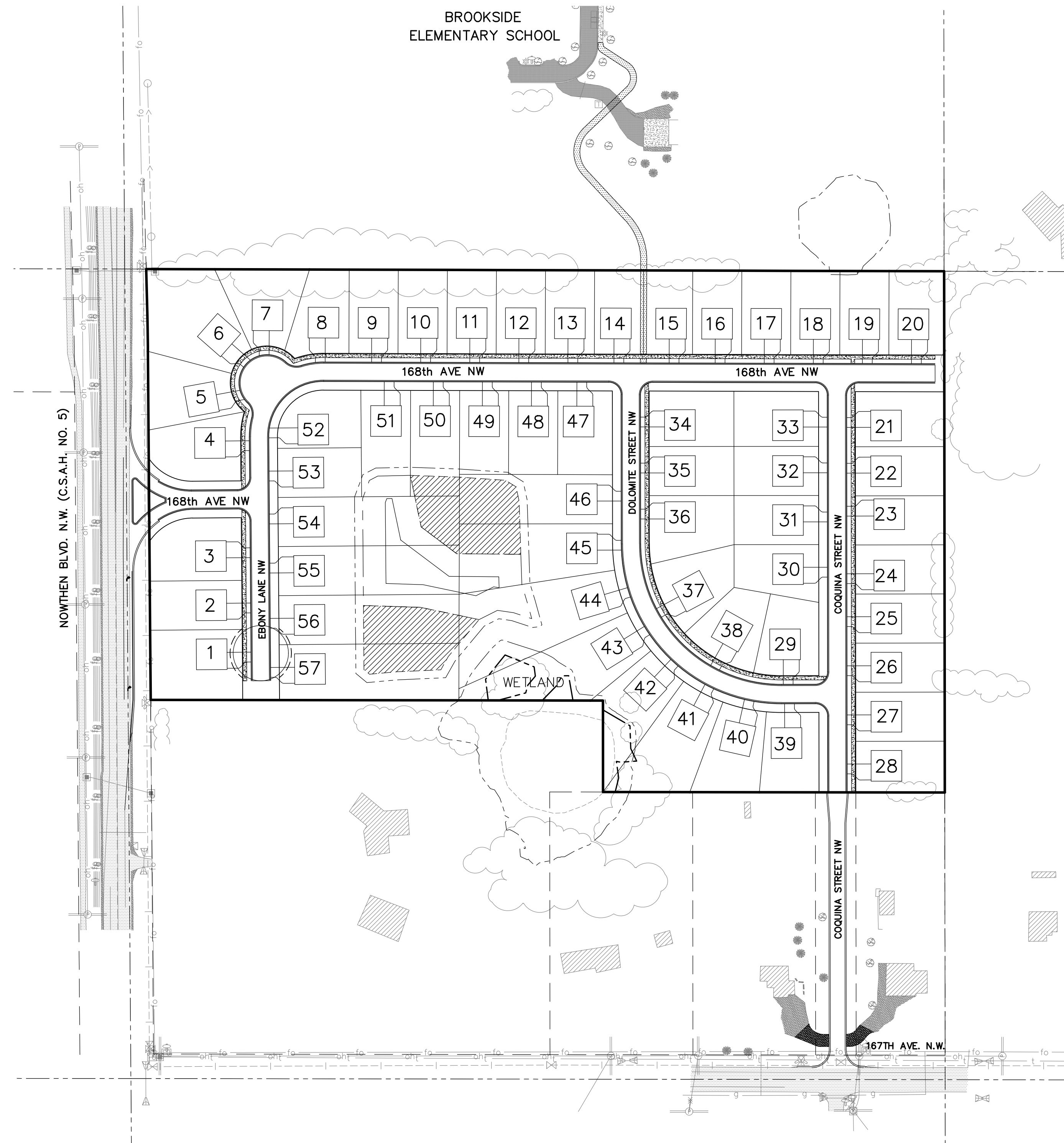


Est. HERE, Garmin, INCREMENT P, NGA, USGS, LOGIS

Print Date: July 13, 2023



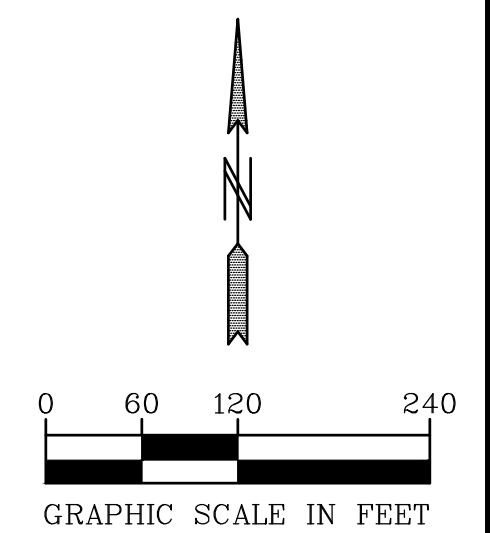
HARMONY FARMS PRELIMINARY PLAT RAMSEY, MINNESOTA



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 STREET 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



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-COV9



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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
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

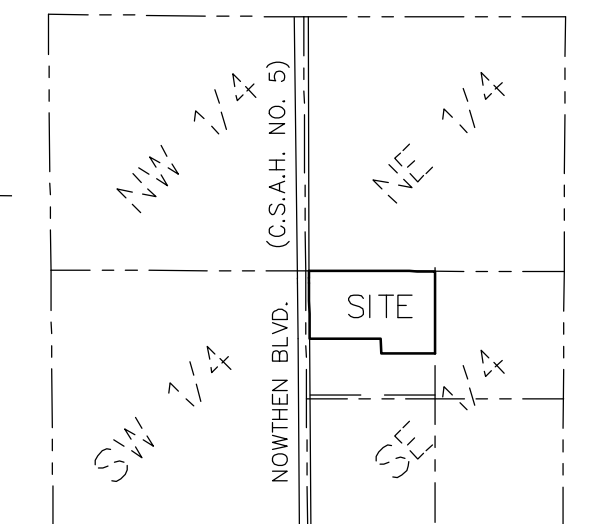
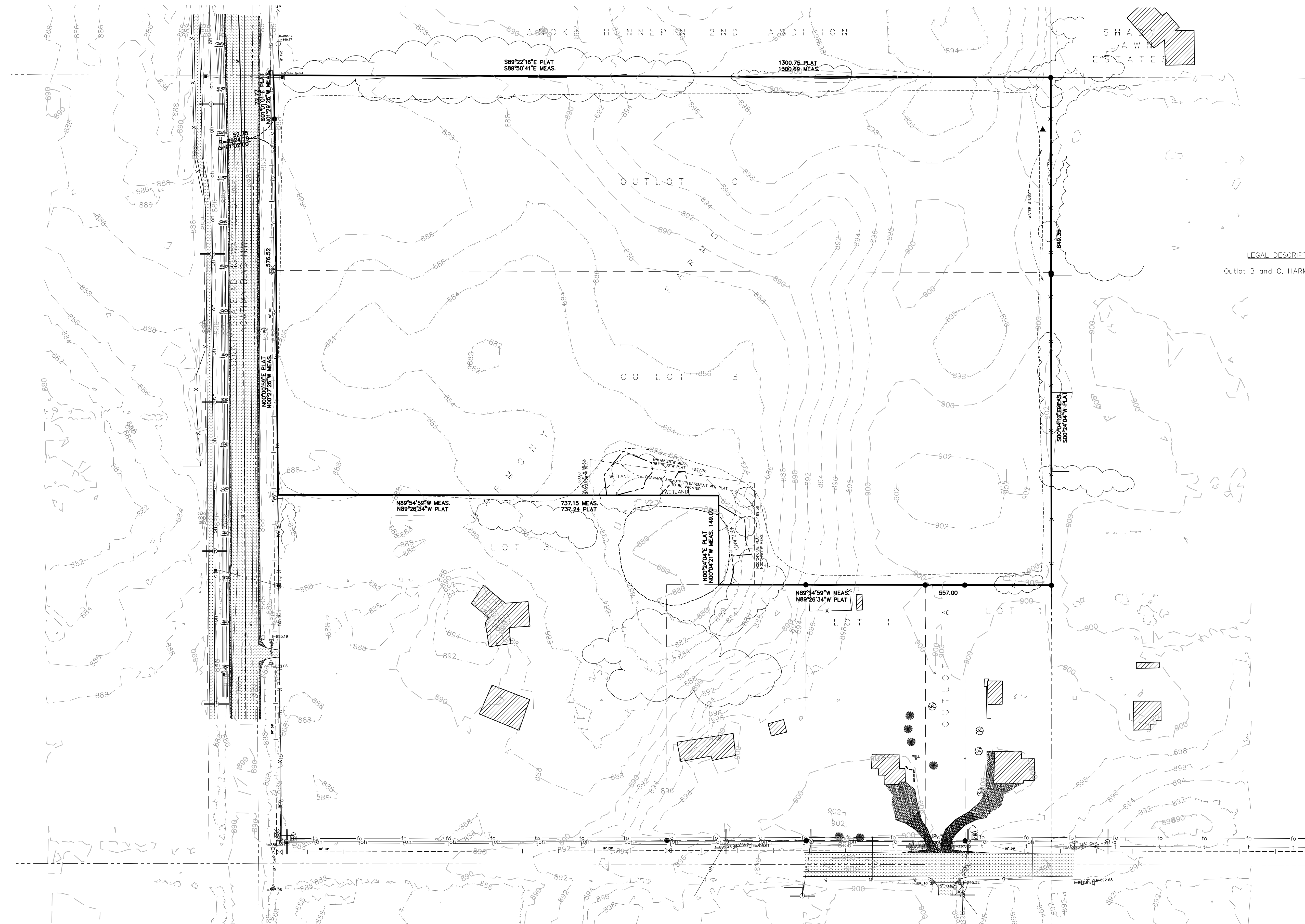
1.10 OF 30

LEGEND			
UTILITY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			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
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
SITE LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			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
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
SURVEY LINES		DESCRIPTION	
EXISTING	PROPOSED	FUTURE	
			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
C	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
INVT	INVERT
INV	CURVE COEFFICIENT
K	LENGTH
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
PL	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)	
<p> DRAINAGE & UTILITY EASEMENT FINISHED GROUND ELEVATION LOWEST OPENING ELEVATION STEP HEIGHT (IF REQUIRED) LOWEST FLOOR ELEVATION GARAGE ELEVATION RECOMMENDED GARAGE SIDE FINISHED ELEVATION @ LOT CORNER </p>	<p> BLOCK NO. 3 LOT NO. 7 HOUSE TYPES: R — RAMBLER OR SPLIT ENTRY LO — RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT WO — RAMBLER WALKOUT SE — SPLIT ENTRY SEWO — SPLIT ENTRY WALK OUT SLO — SIDE LOOKOUT SWO — SIDE WALKOUT </p>

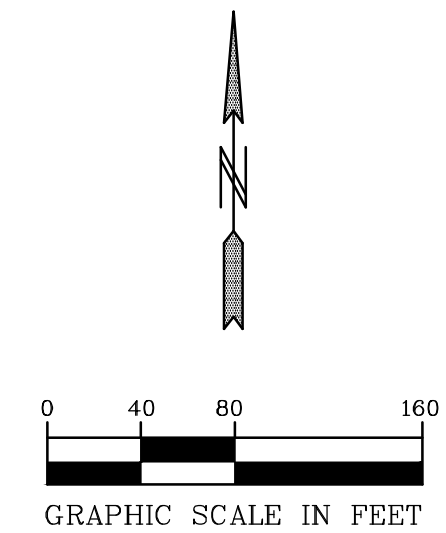


SECTION 10, TWP. 32, RGE. 25
CITY OF RAMSEY
LOCATION MAP
NOT TO SCALE

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
- Denotes overhead utility lines
- Denotes underground television line
- Denotes underground telephone line
- Denotes underground fiber optic line
- Denotes underground electric line
- Denotes underground petroleum lines
- Denotes underground gas line
- Denotes fence (barbed wire)
- Denotes fence (chain link)
- Denotes fence (wood)
- Denotes catch basin
- Denotes catch basin beehive
- Denotes fired 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



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

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

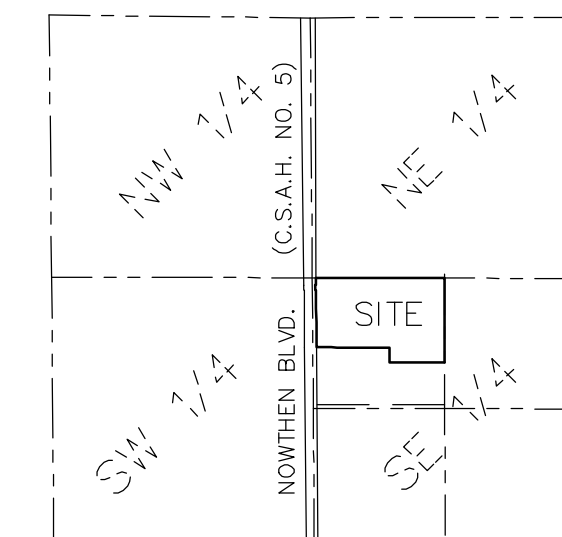
EXISTING CONDITIONS

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

HARMONY FARMS
RAMSEY, MINNESOTA

ANOKA HENNEPIN 2ND ADDITION

SHADY LAWN ESTATES

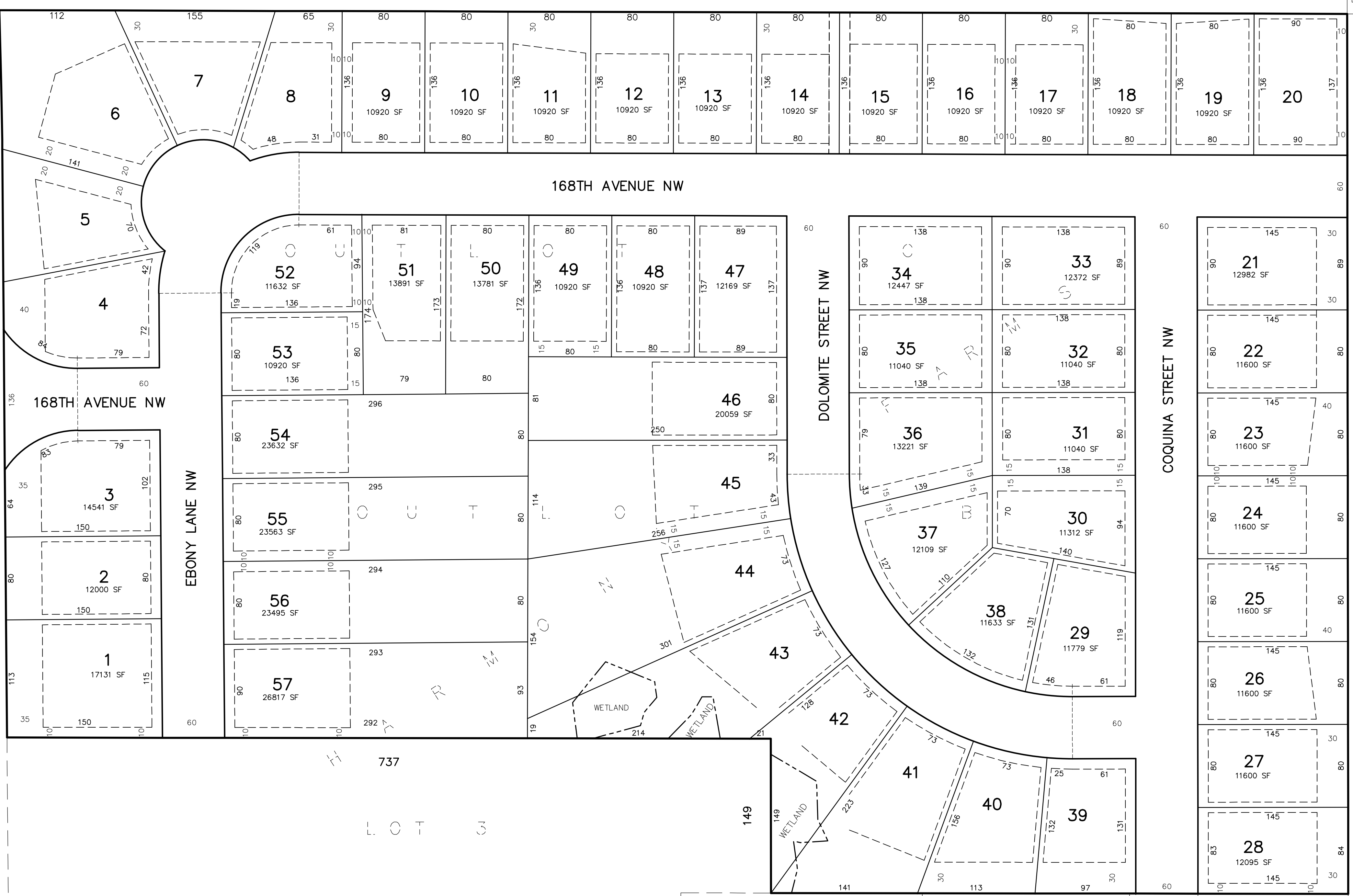


SECTION 10, TWP. 32, RGE. 25
CITY OF RAMSEY
LOCATION MAP
NOT TO SCALE

BROOK FIELD FIRST ADDITION

NOWTHAN ESTATES

(COUNTY STATE AID HIGHWAY NO. 5)
NOWTHAN BLVD N.W.

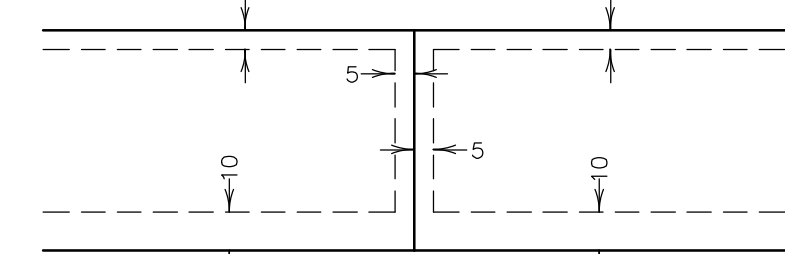


LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

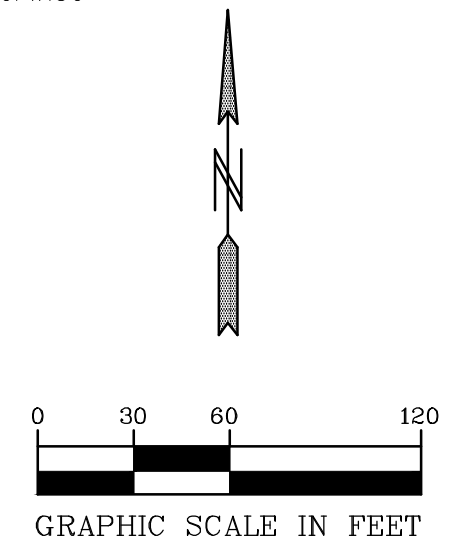
Outlots B and C, HARMONY FARMS, Anoka County Minnesota.

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.



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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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

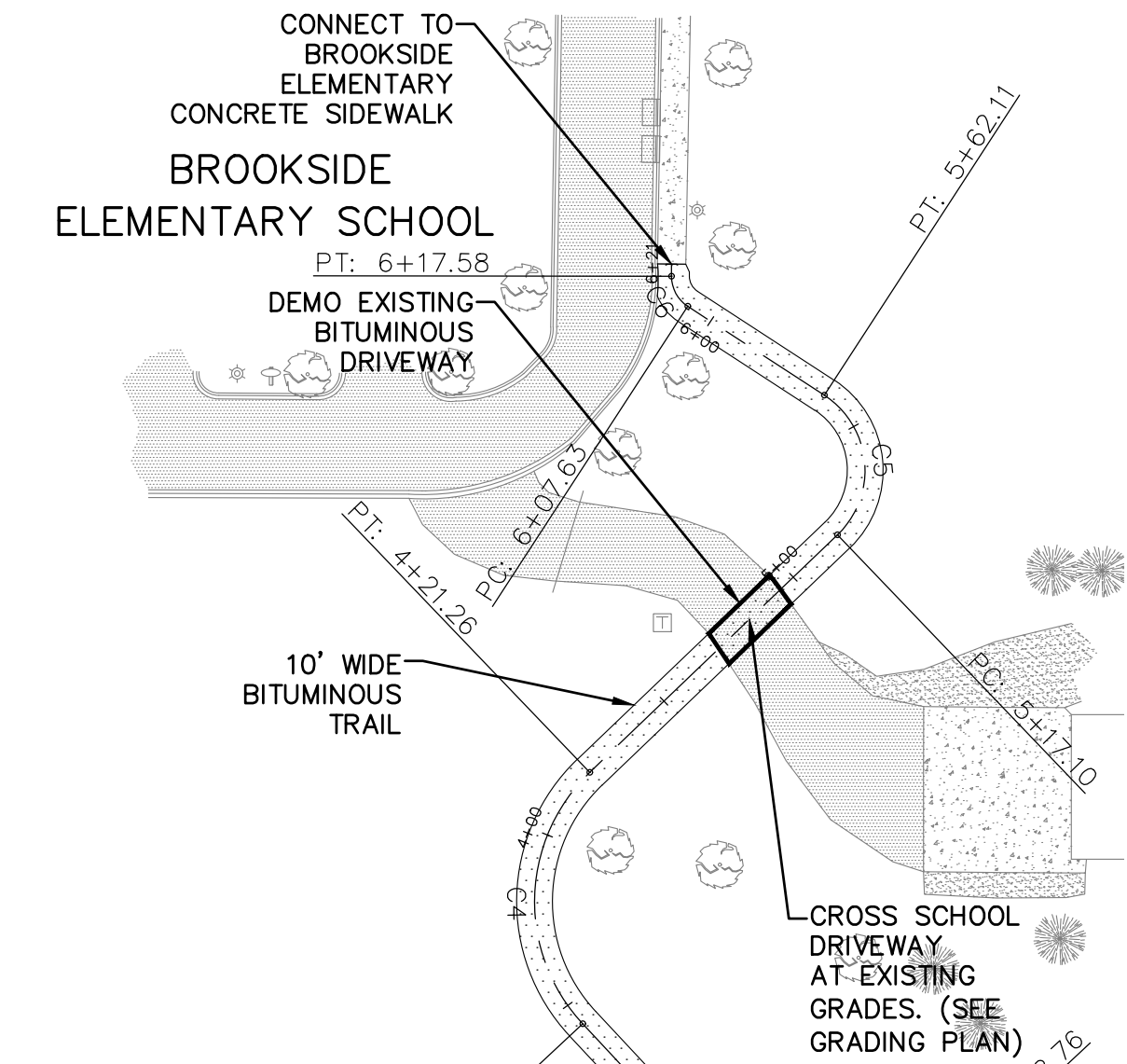
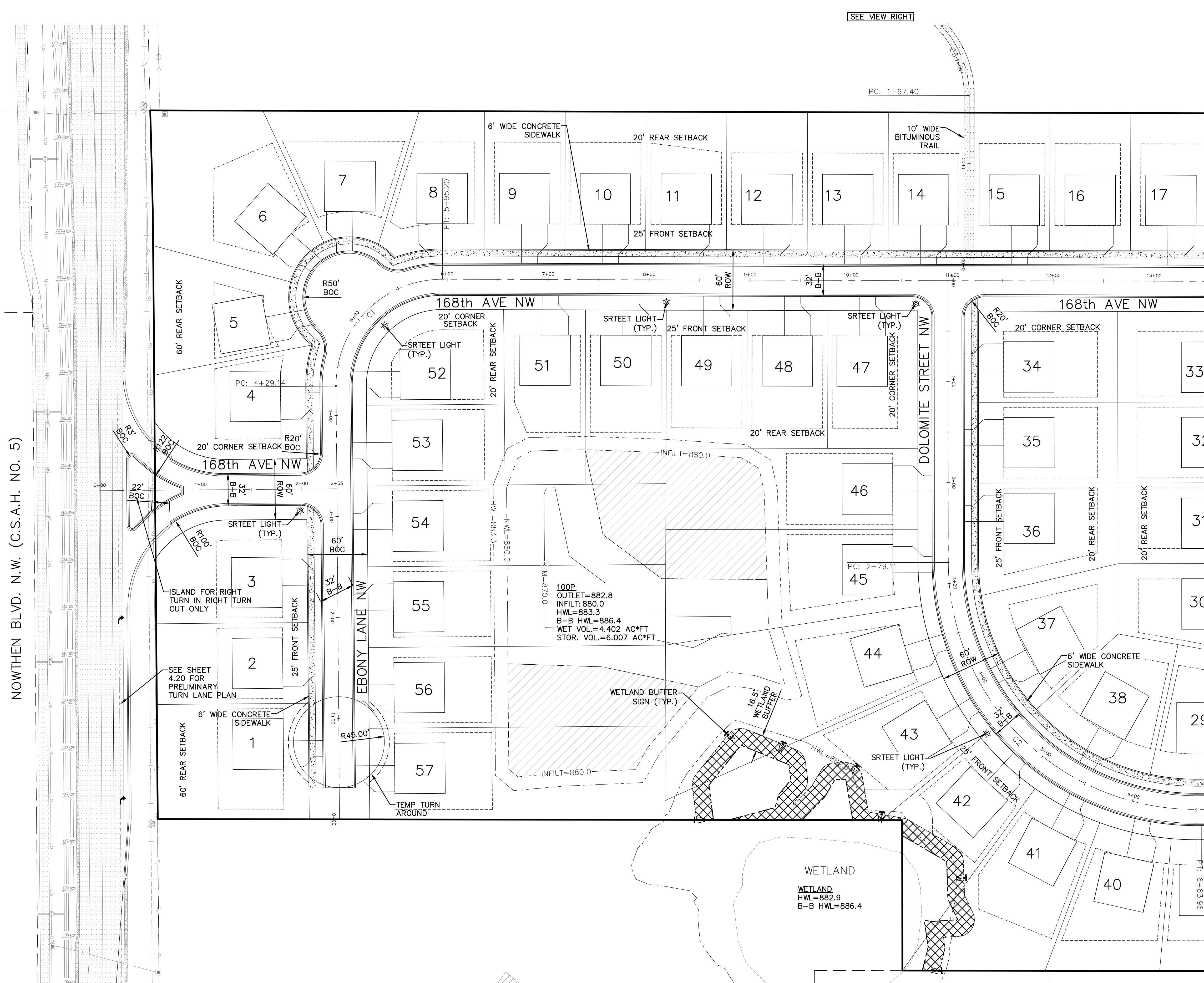
Date: 12-08-2023
Designed: NAP
Drawn: PDS

PRELIMINARY PLAT

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

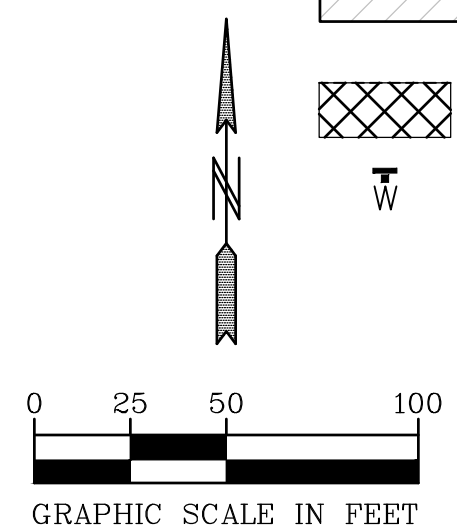
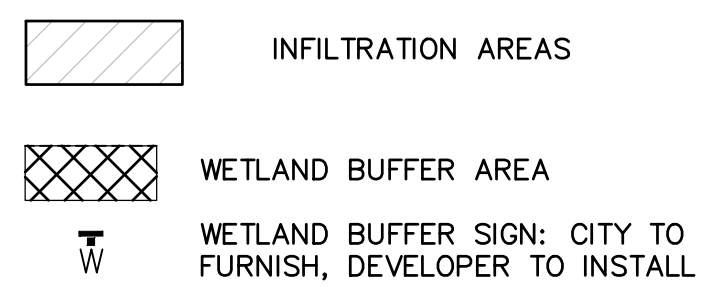
HARMONY FARMS
RAMSEY, MINNESOTA

NOWTHEN BLVD. N.W. (C.S.A.H. NO. 5)



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
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
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



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
 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

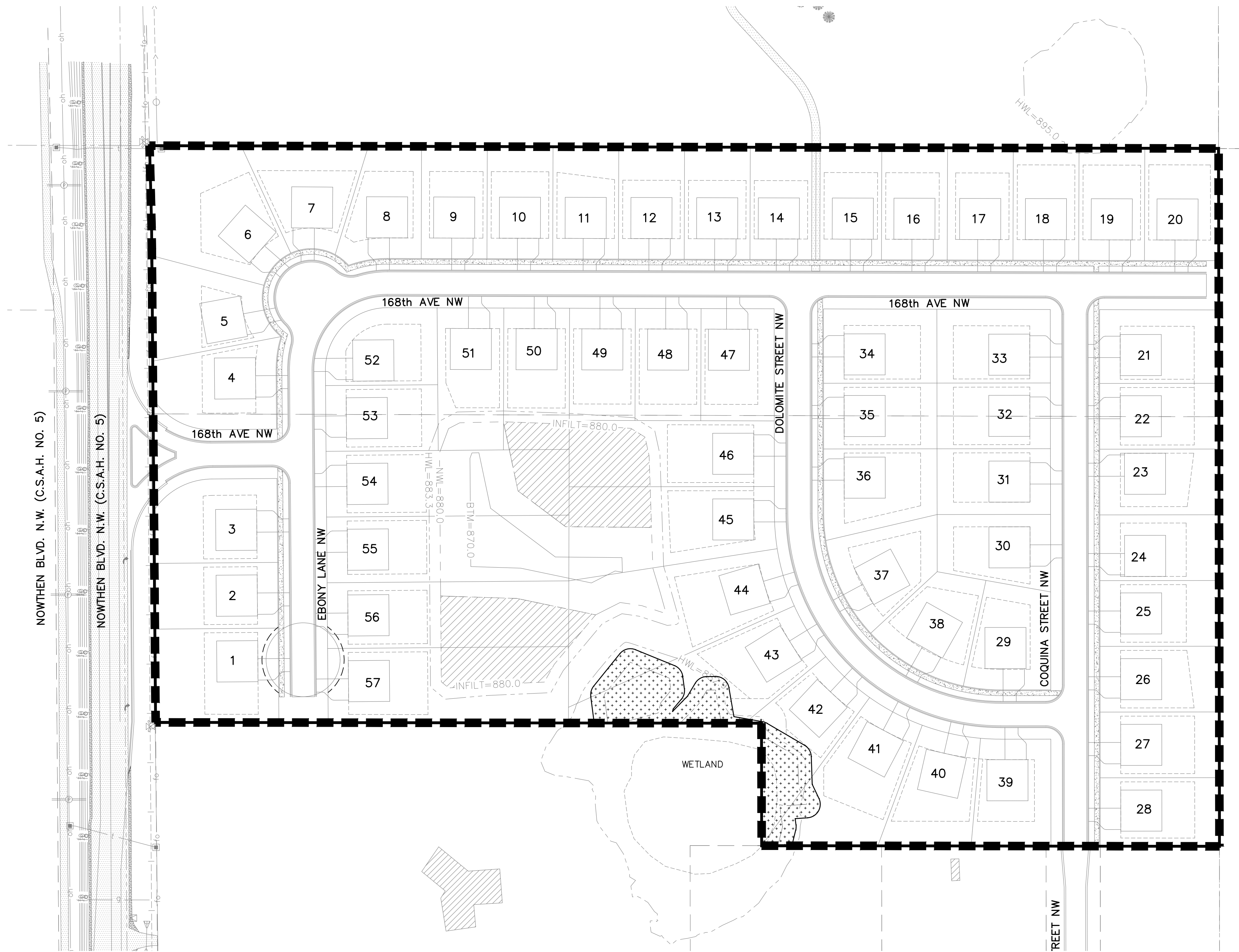
HARMONY FARMS
 RAMSEY, MINNESOTA

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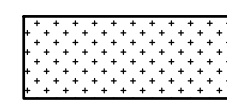
HARMONY FARMS - LOT BY LOT TABULATION

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



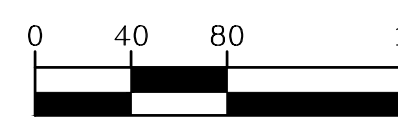
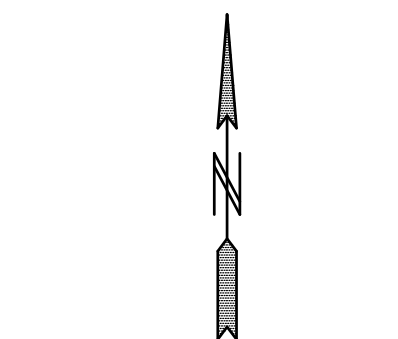
WETLANDS, WATER BODIES,
AND NON-STORMWATER PONDS
(INCLUDING 16.5' BUFFER)

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)

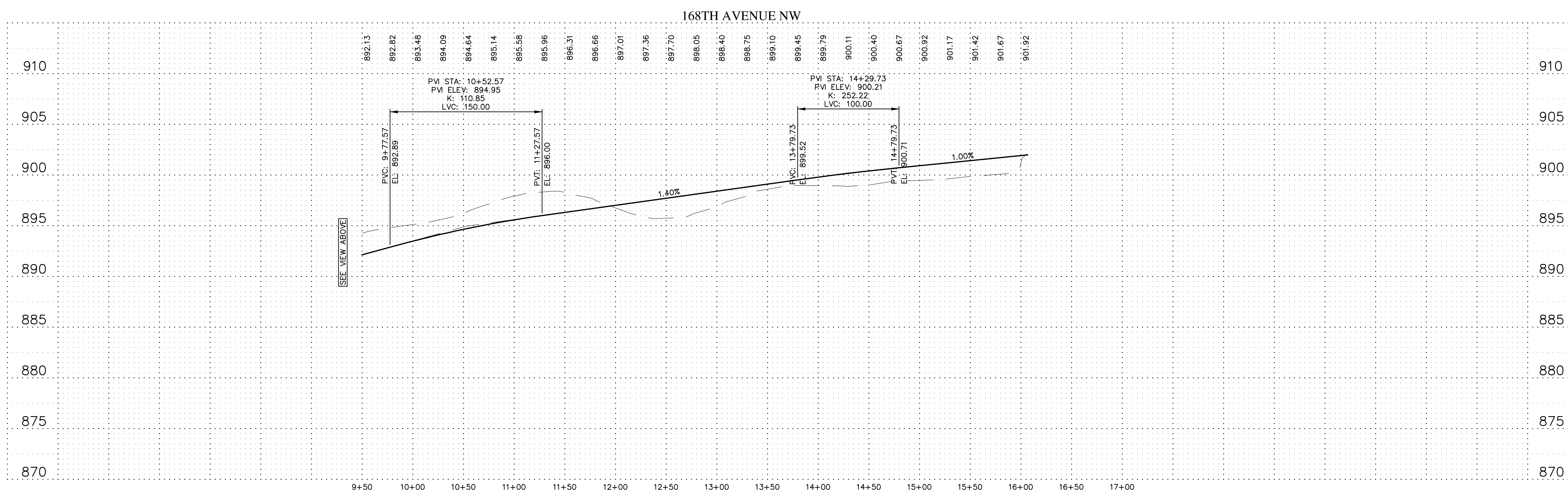
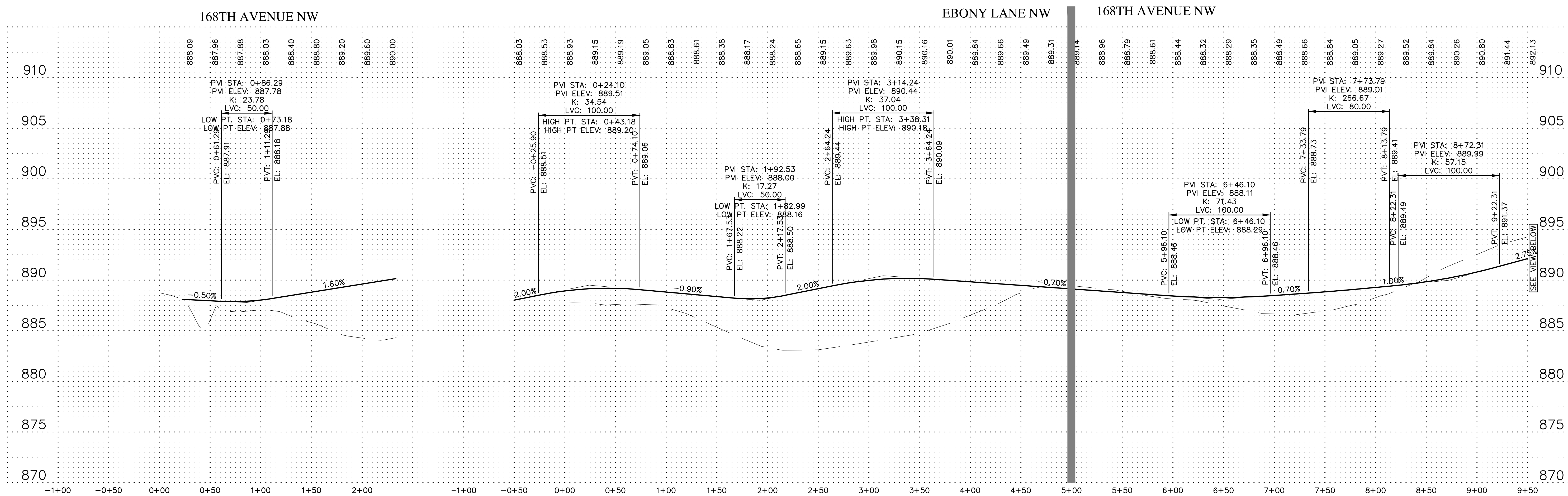
PROPOSED LOTS: 57
NET DENSITY: ±2.52 UNITS/ACRE



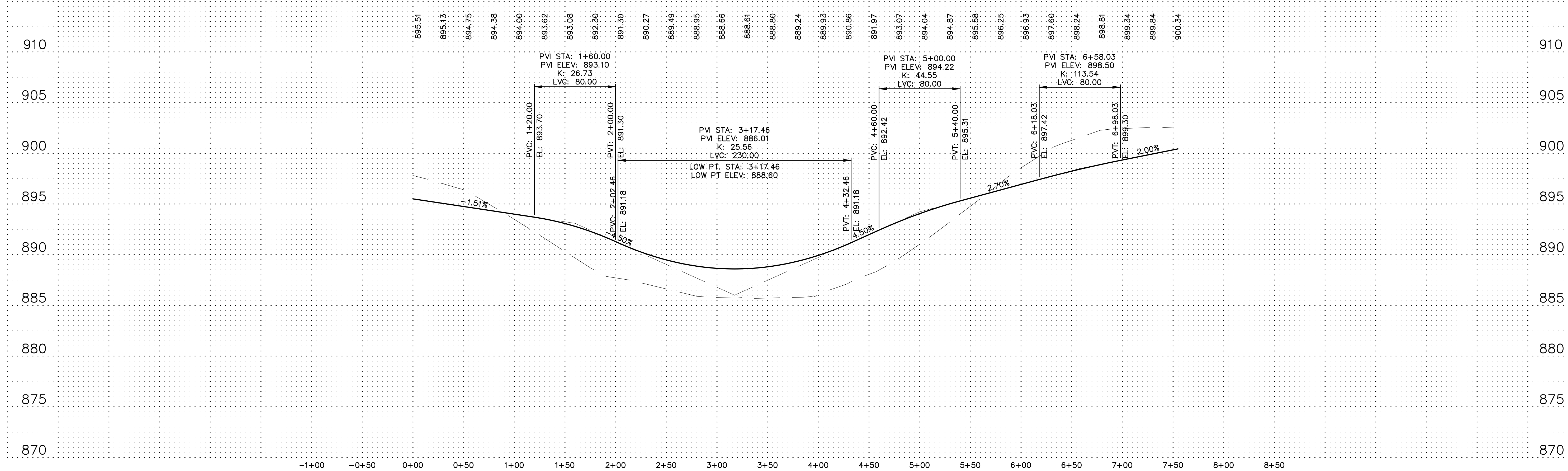
GRAPHIC SCALE IN FEET

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

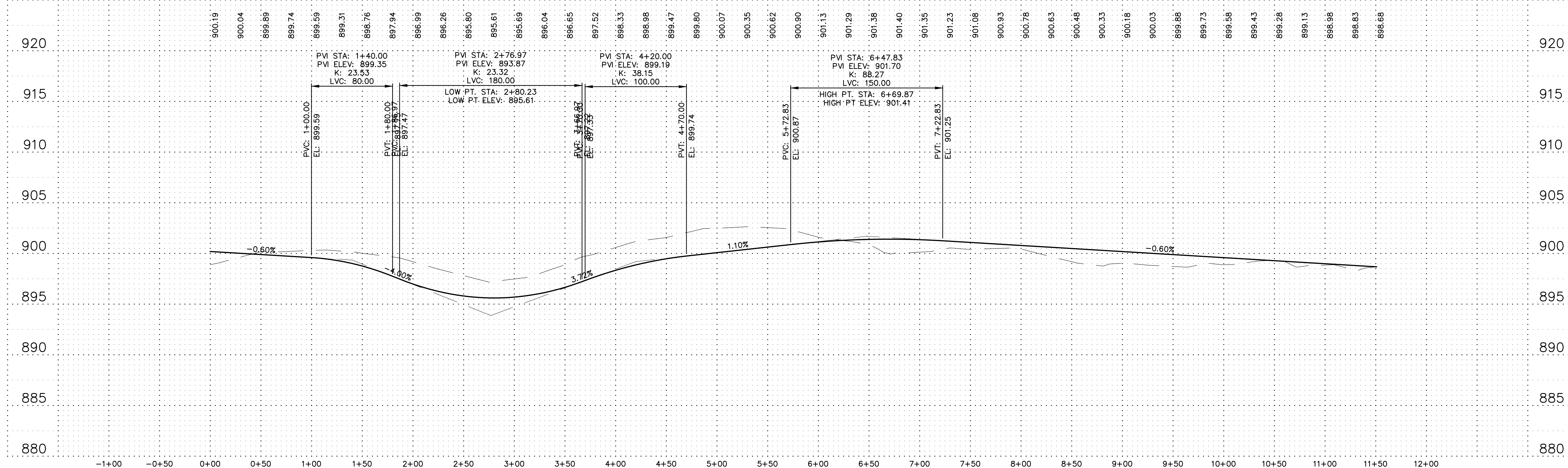
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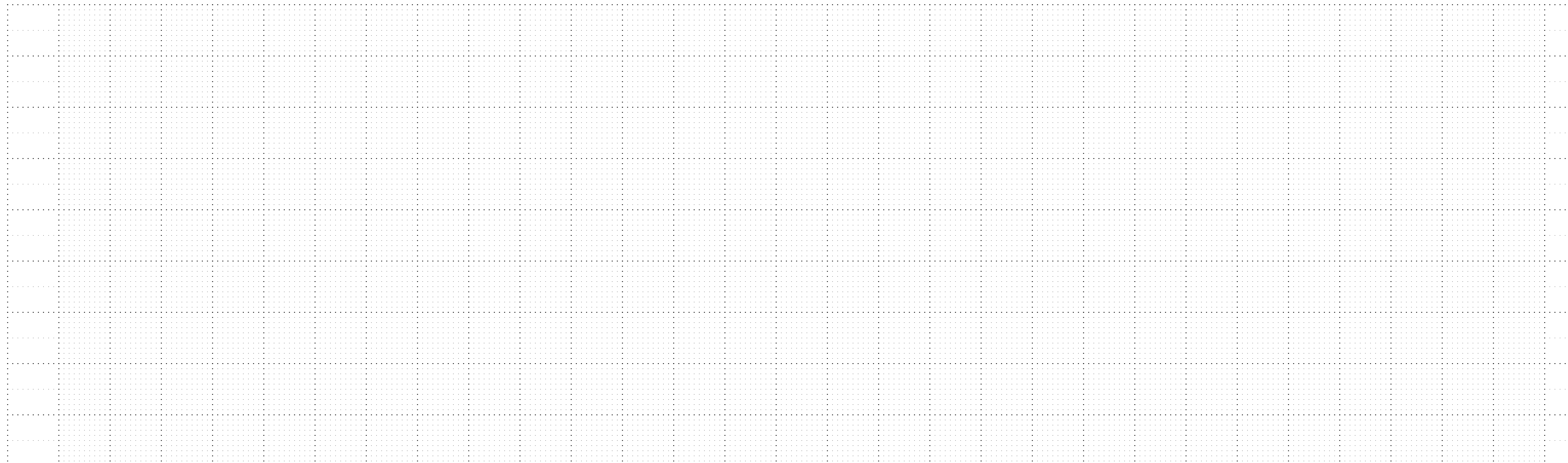


DOLOMITE STREET NW

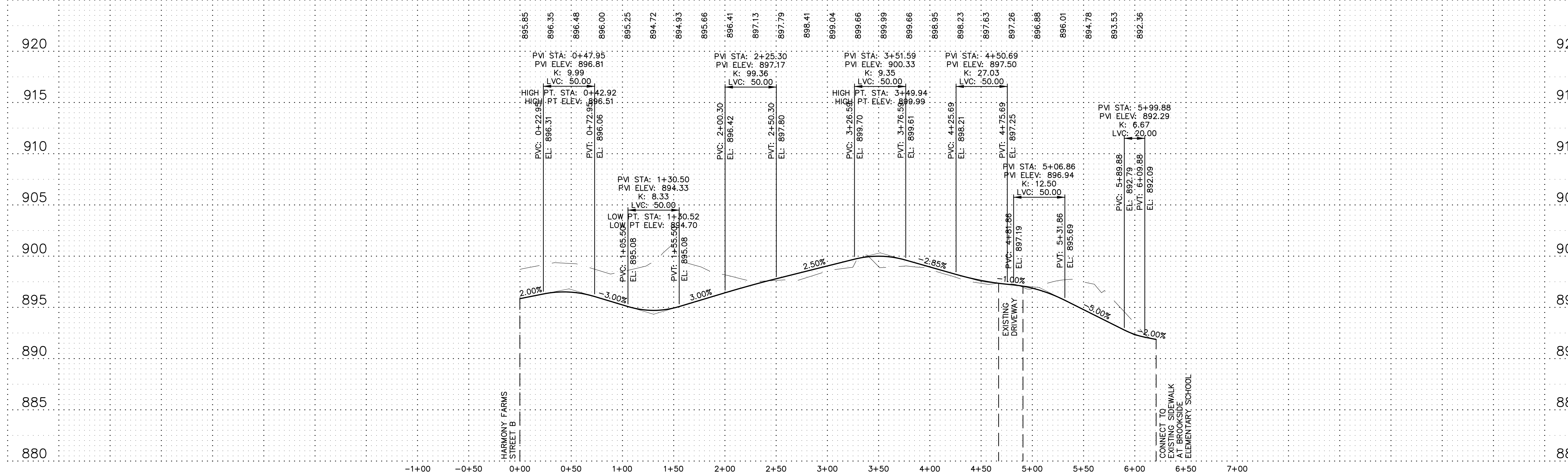


COQUINA STREET NW



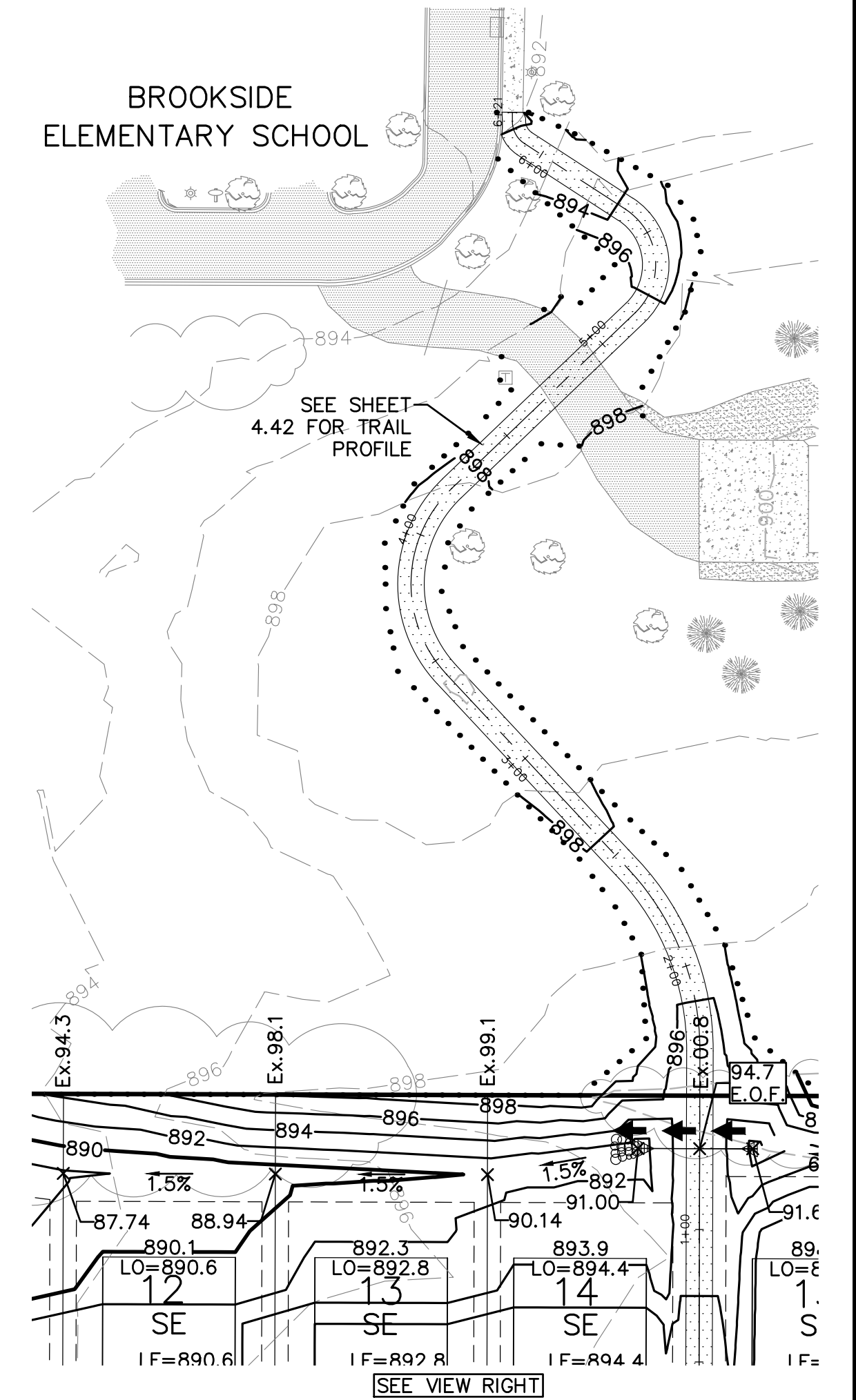
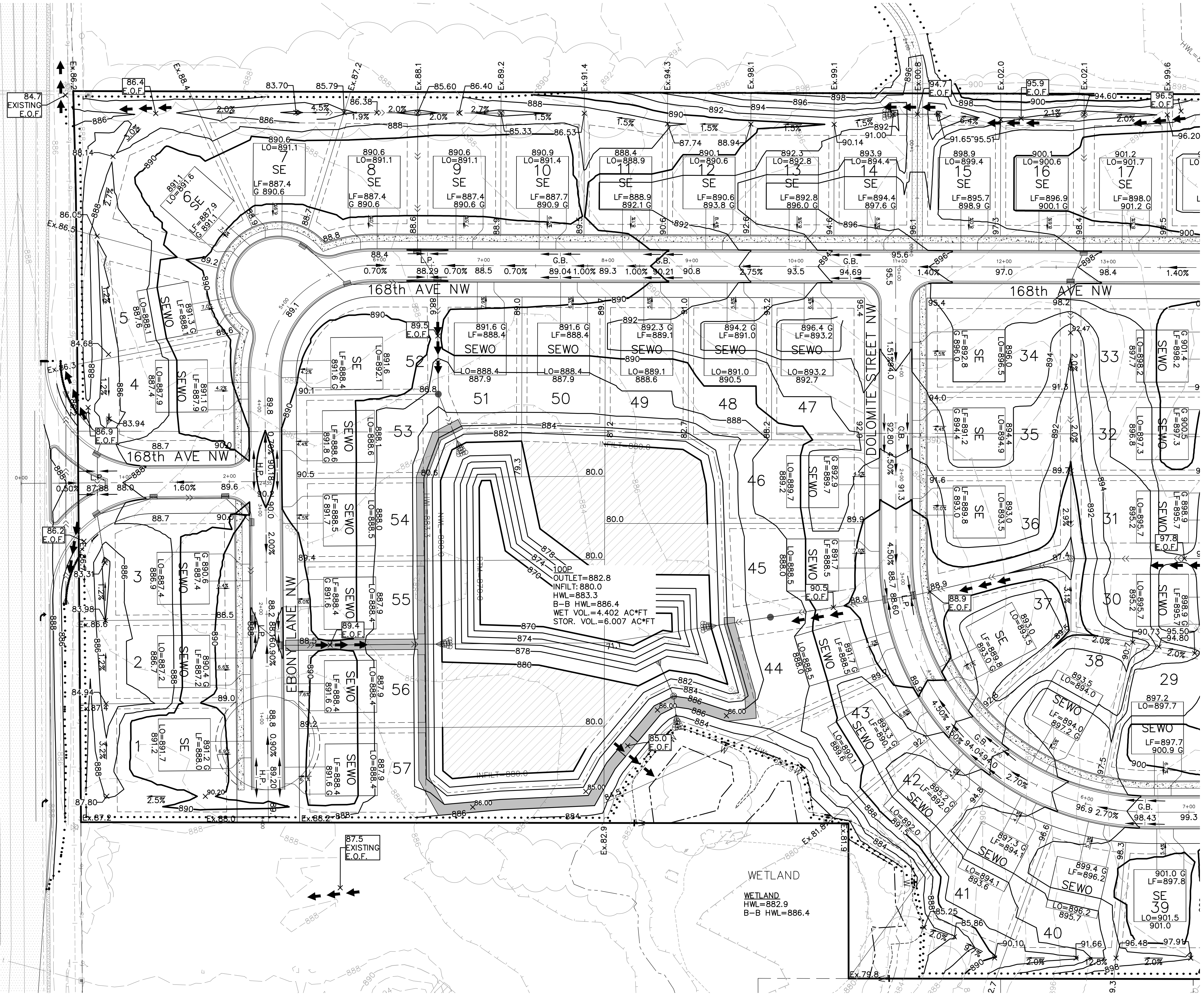


SCHOOL ACCESS TRAIL



NOWTHEN BLVD. N.W. (C.S.A.H. NO. 5)

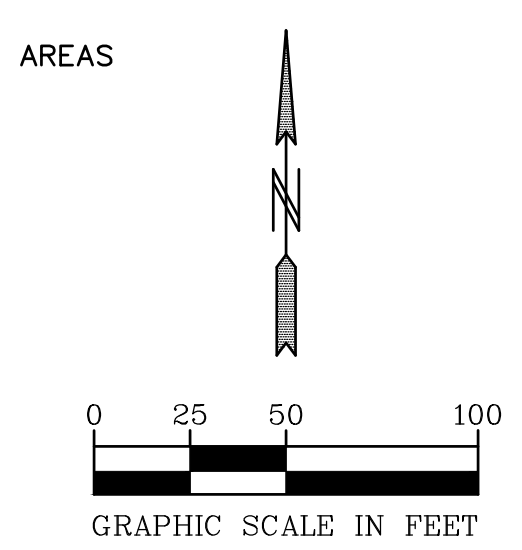
SEE VIEW LEFT



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



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

PIONEER engineering
 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 Professional Engineer under the laws of the State of Minnesota.
 Name: Brian Molinaro
 Brian N. Molinaro
 Reg. No. 47504 Date:

Revisions
 1. 2024-02-05 City Comments
 Date
 Designed
 Drawn

PRELIMINARY GRADING PLAN

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

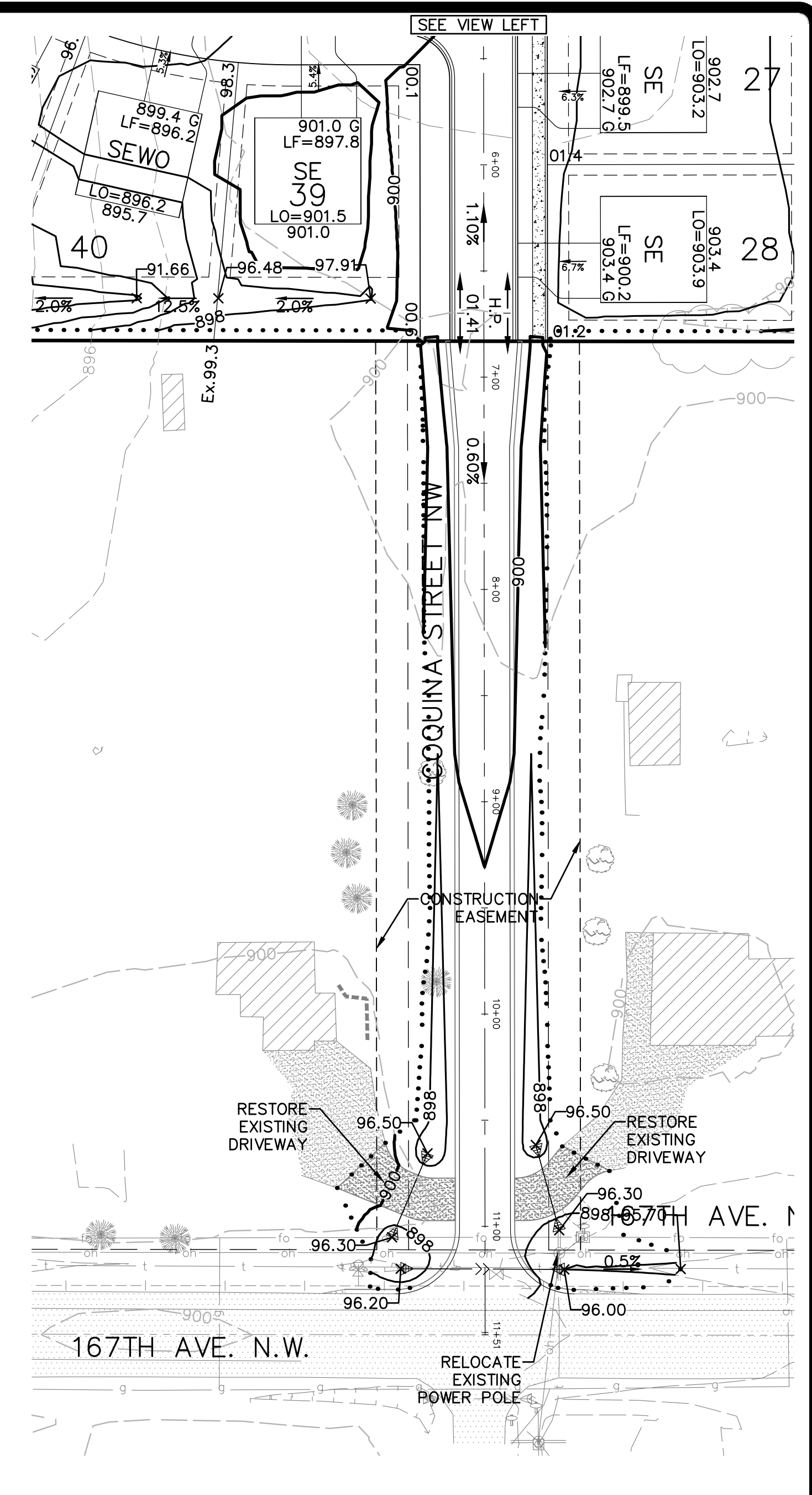
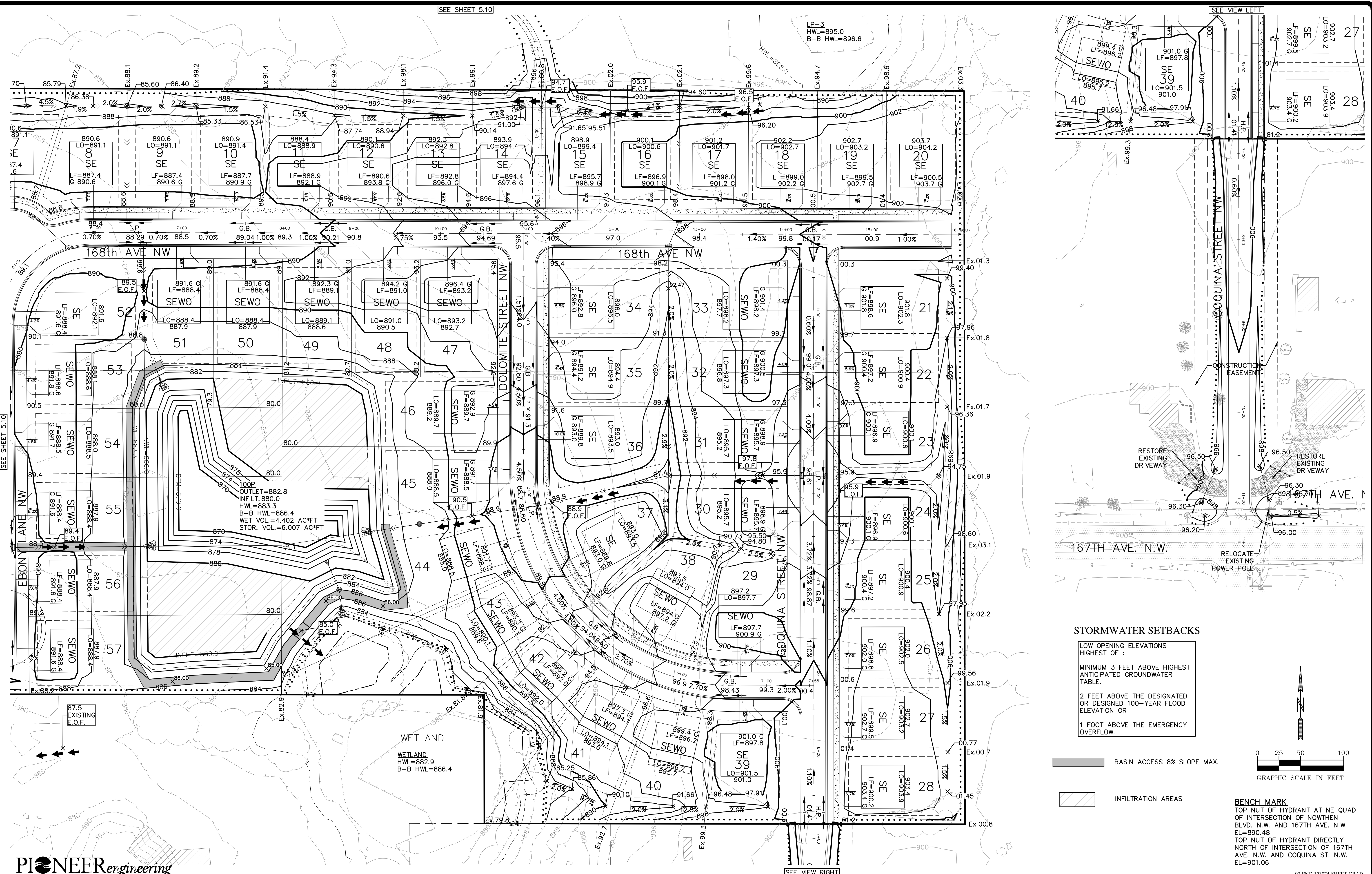
HARMONY FARMS
 RAMSEY, MINNESOTA

5.10 OF 30

SEE SHEET 5.10

SEE VIEW LEFT

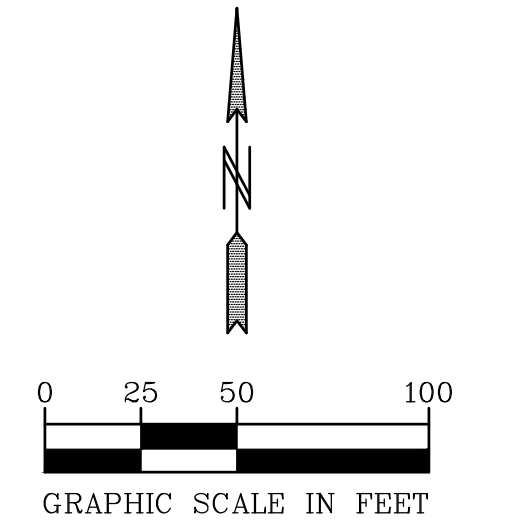
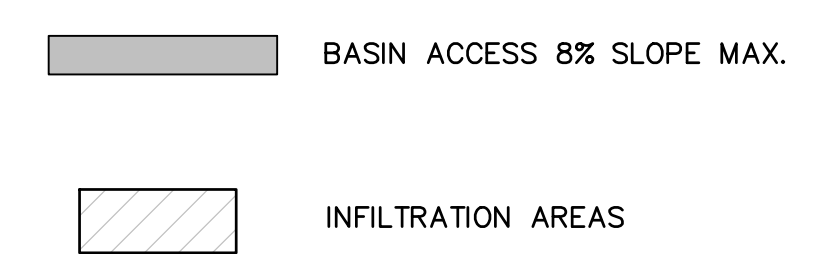
SEE VIEW RIGHT



STORMWATER SETBACKS

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00-ENG-123074-SHEET-GRAD

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PRELIMINARY GRADING PLAN

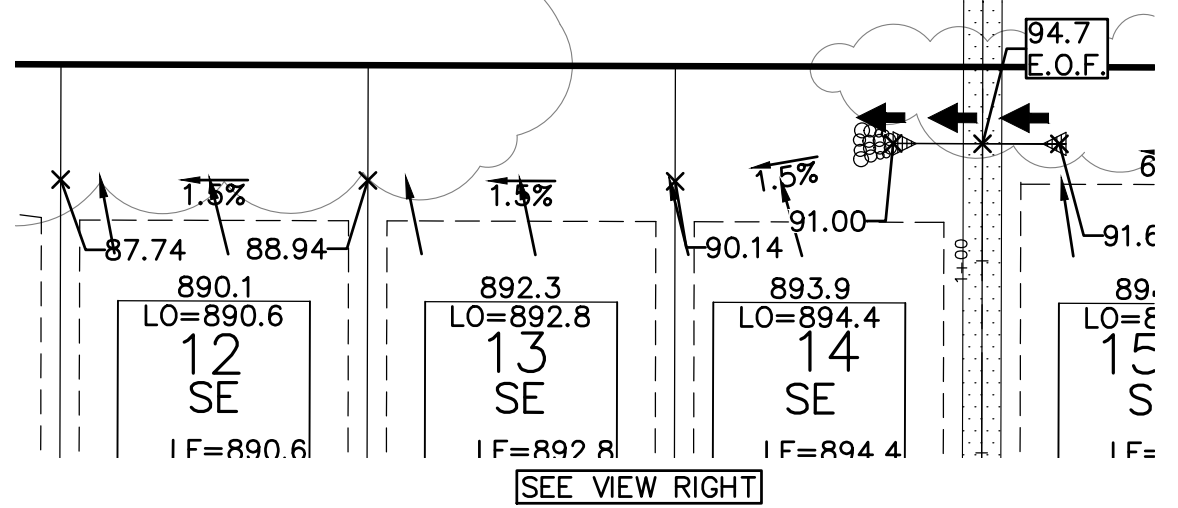
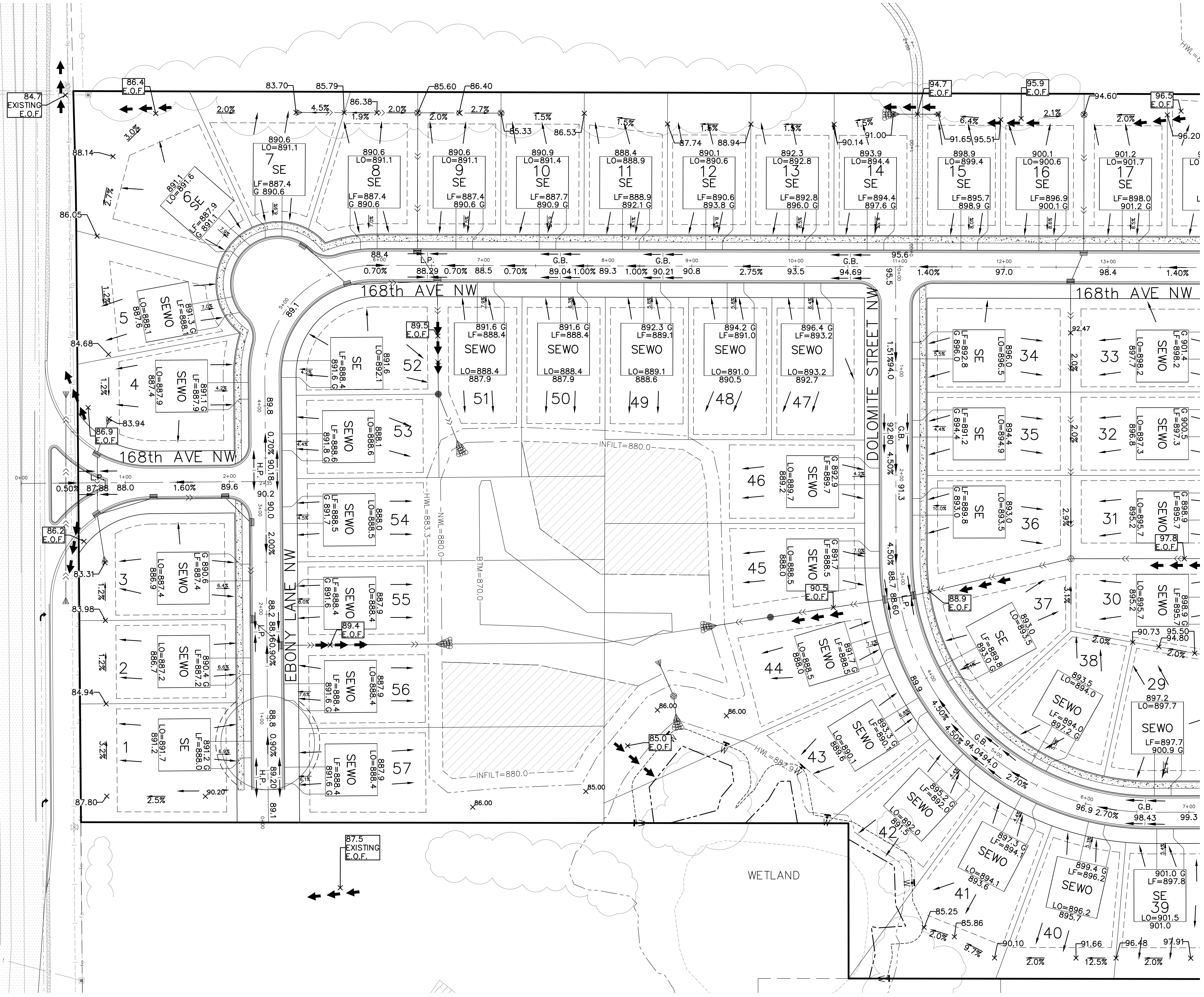
LENNAR
 16305 36TH AVE. NO. SUITE 600
 PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
 RAMSEY, MINNESOTA

SEE VIEW LEFT

BROOKSIDE
ELEMENTARY SCHOOL

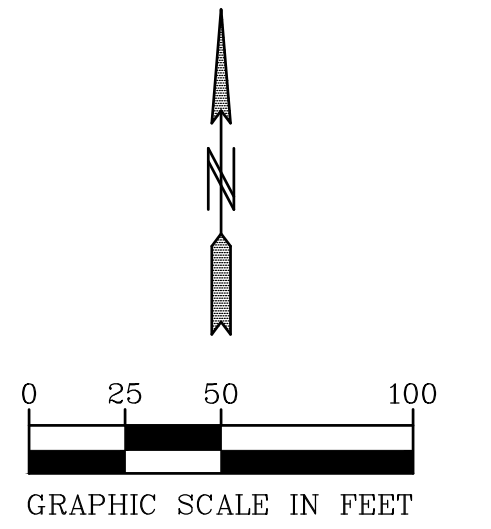
NOWTHEN BLVD. N.W. (C.S.A.H. NO. 5)



STORMWATER SETBACKS

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INFILTRATION AREAS



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PRELIMINARY DEVELOPMENT PLAN

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 PLYMOUTH, MINNESOTA 55446

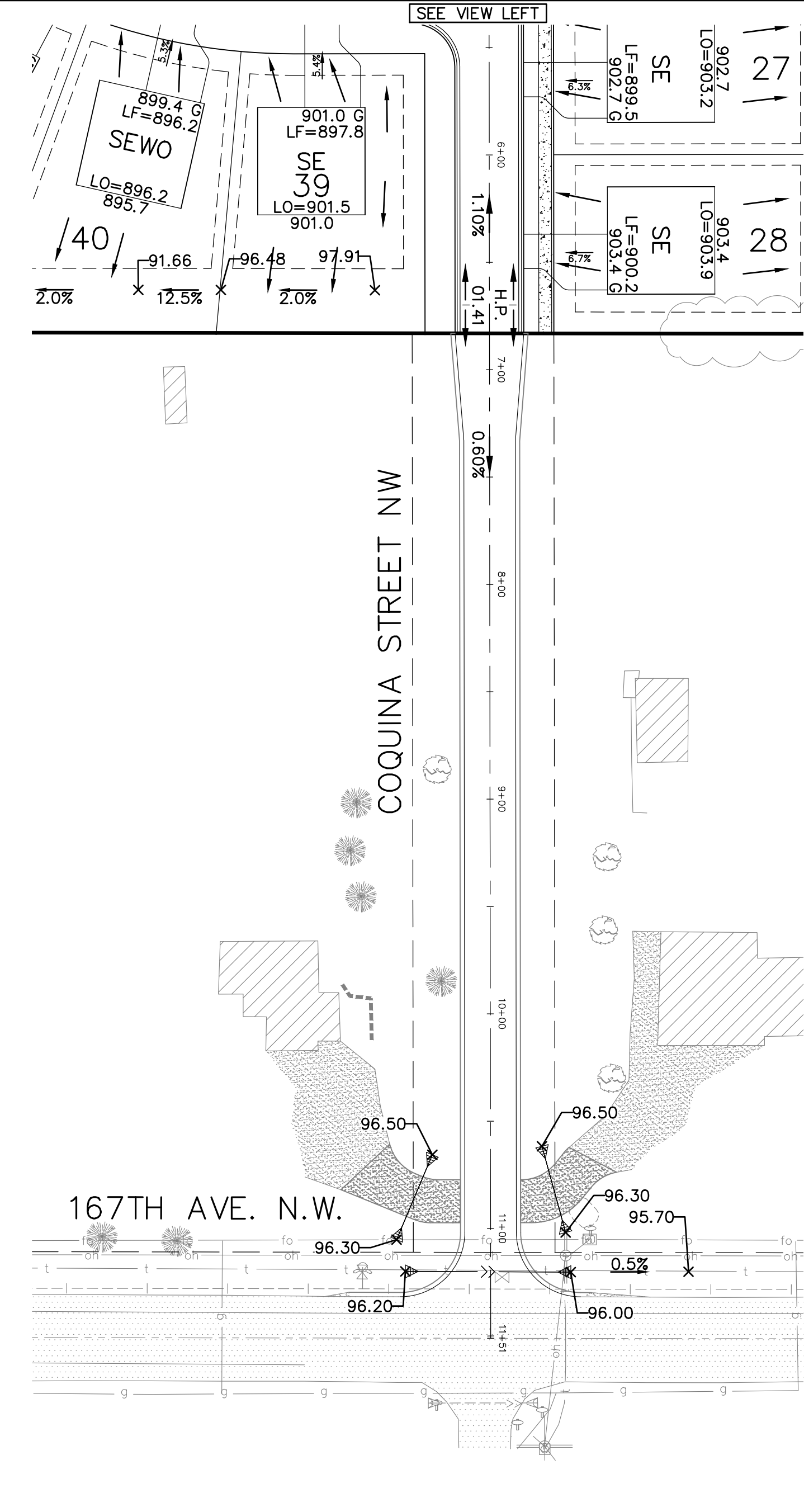
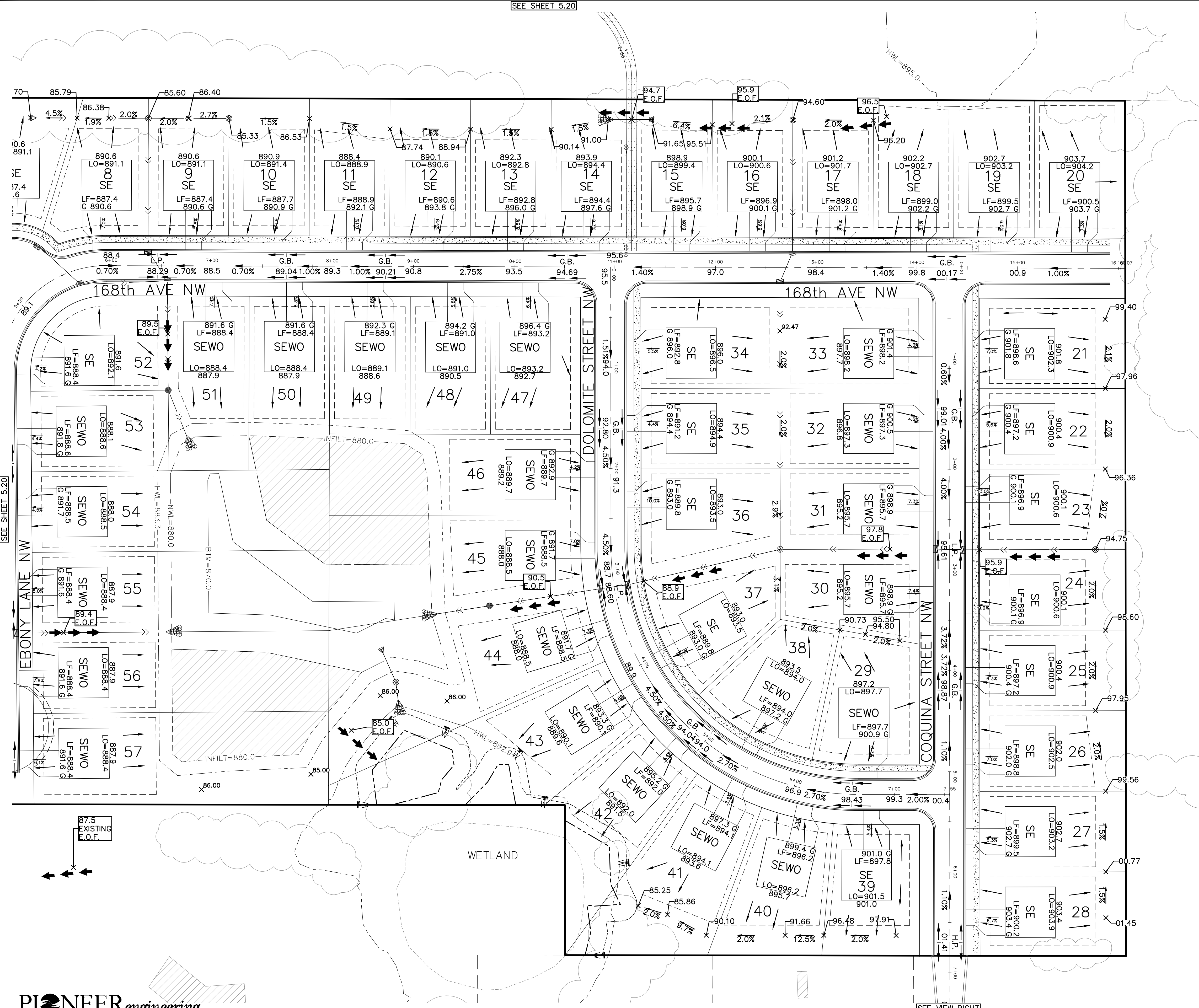
HARMONY FARMS
 RAMSEY, MINNESOTA

5.20 OF 30

SEE SHEET 5.20

SEE VIEW LEFT

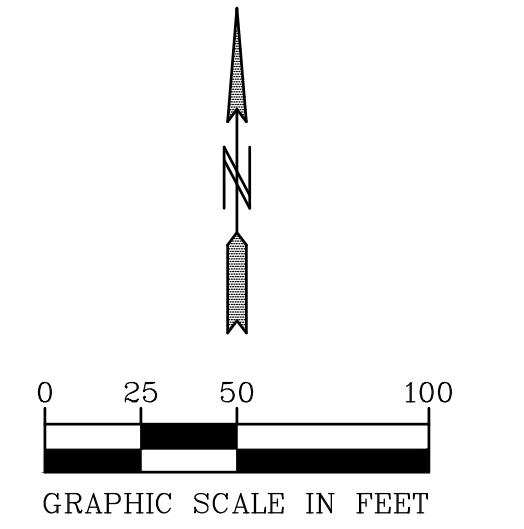
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STORMWATER SETBACKS

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INFILTRATION AREAS



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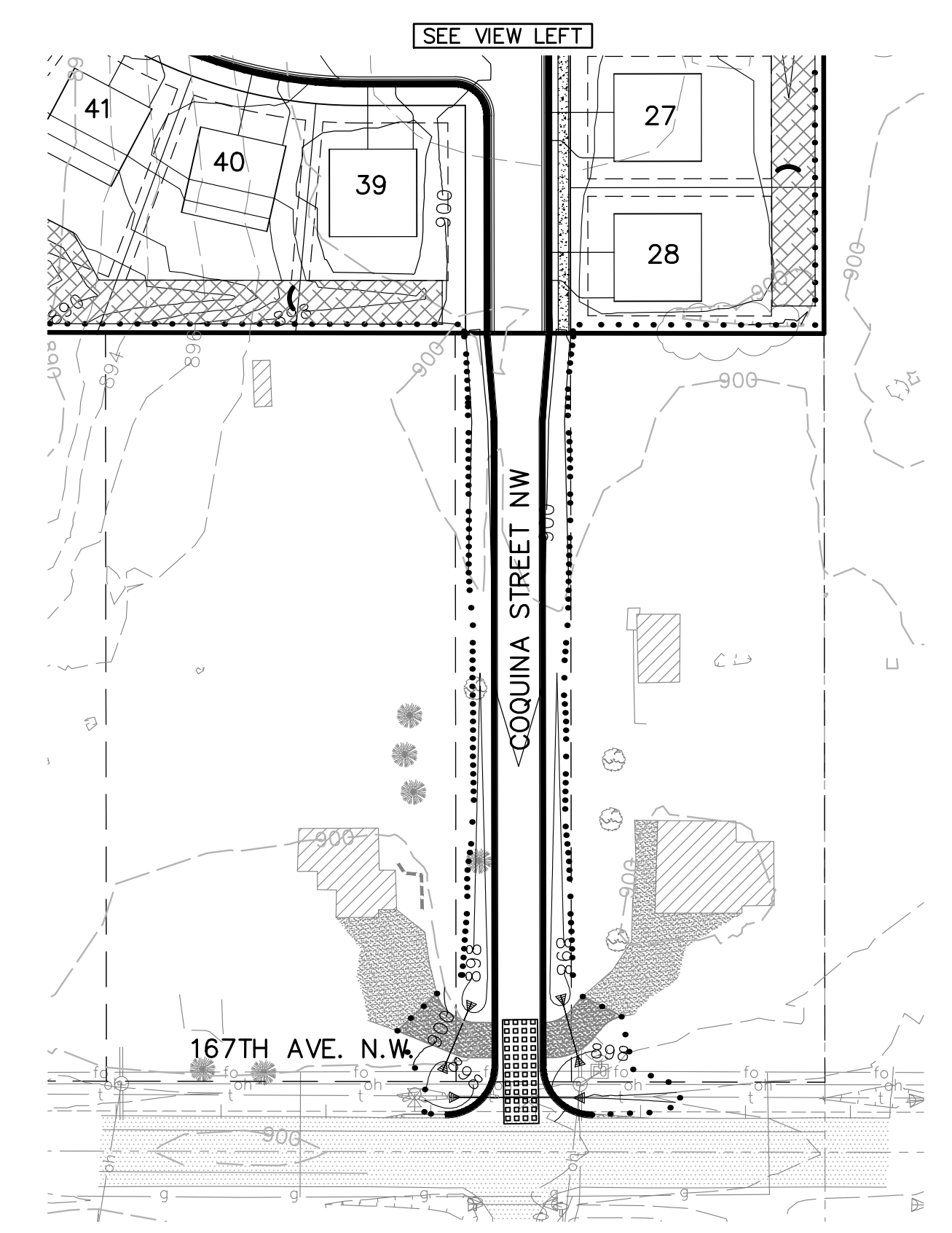
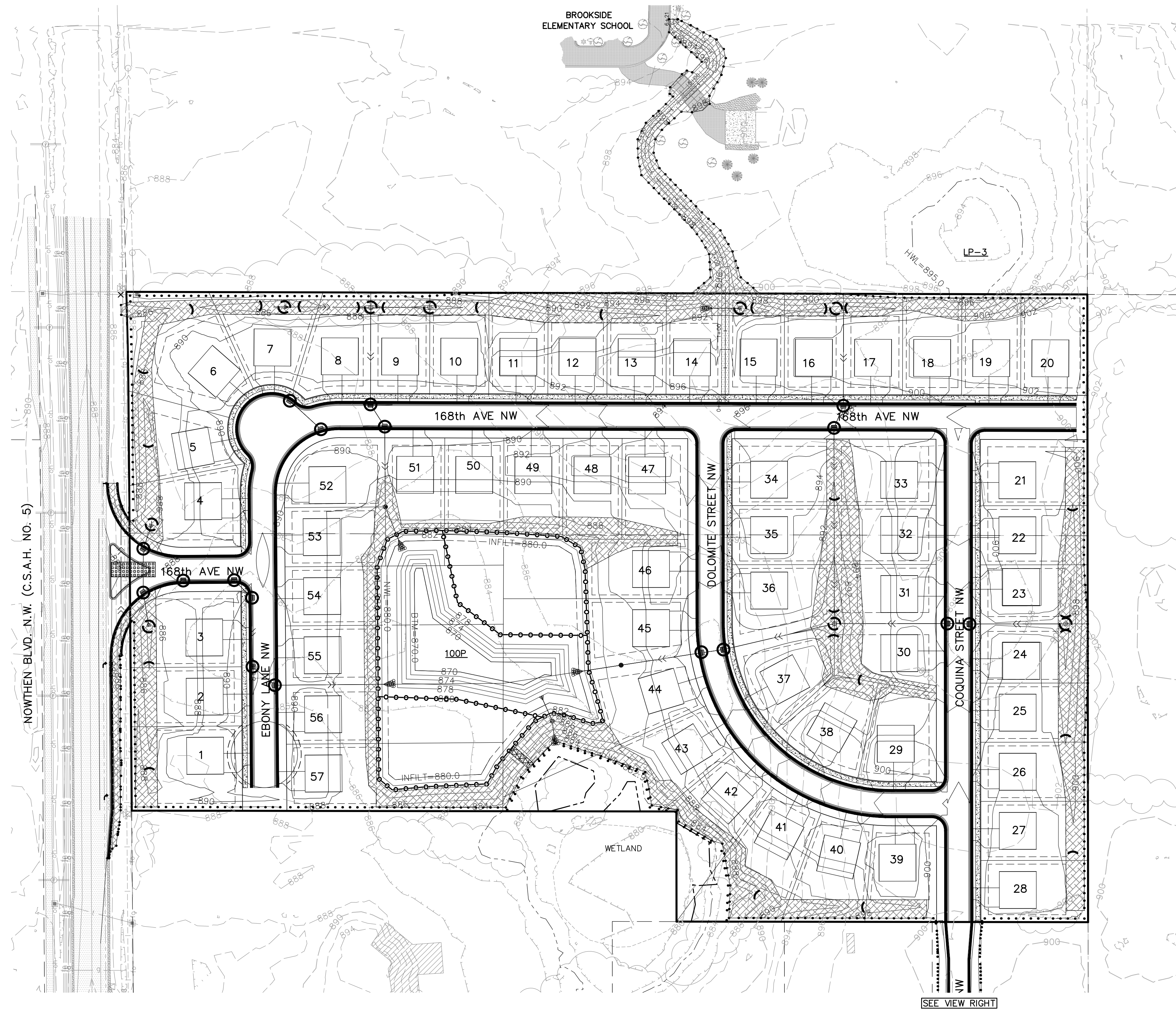
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PRELIMINARY DEVELOPMENT PLAN

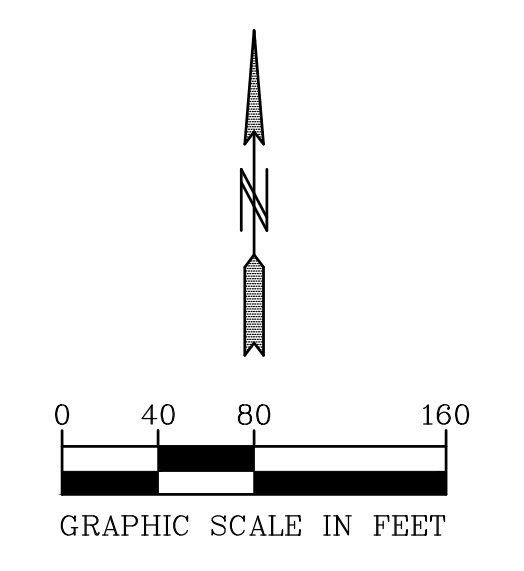
LENNAR
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HARMONY FARMS
 RAMSEY, MINNESOTA

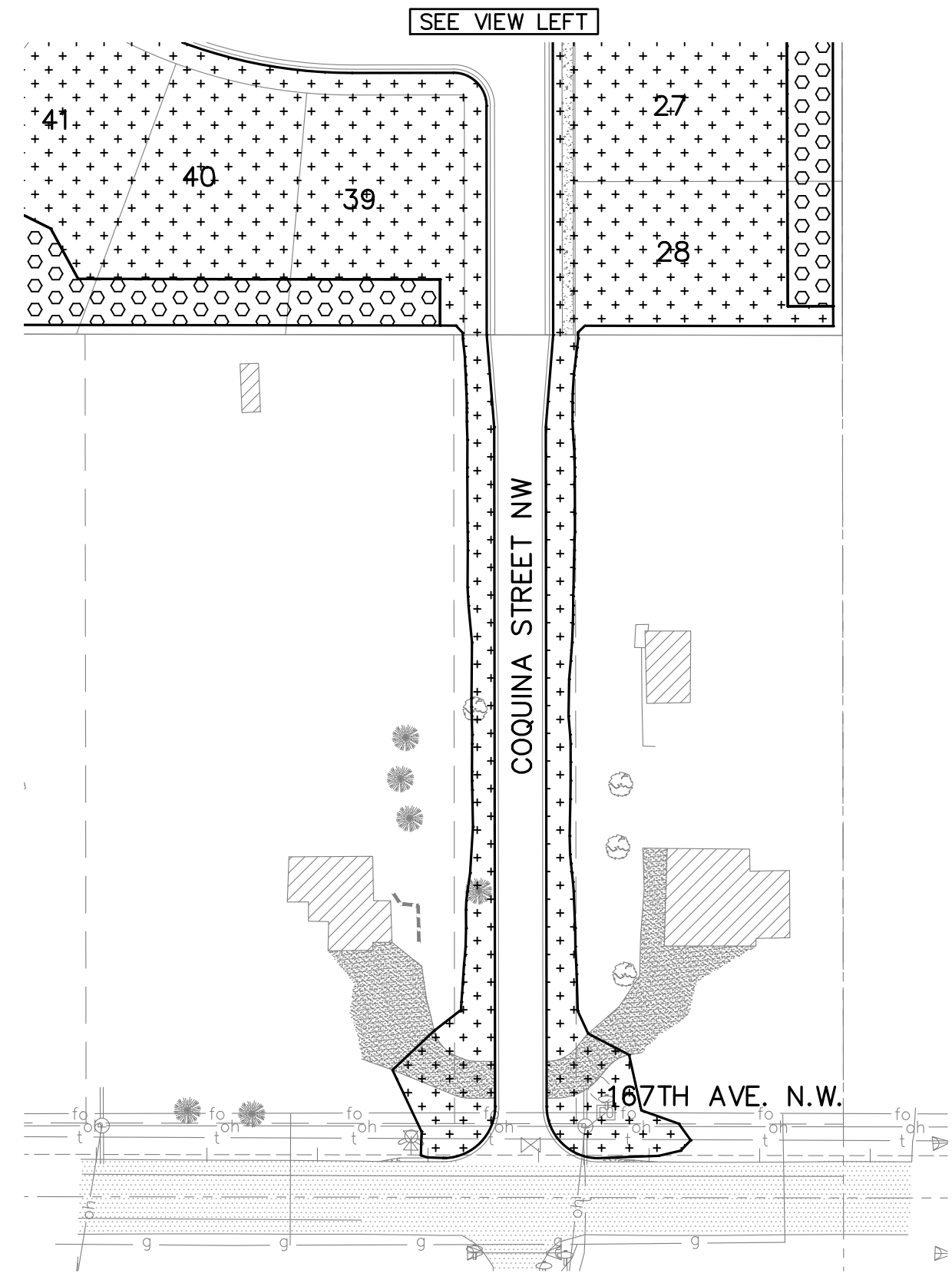
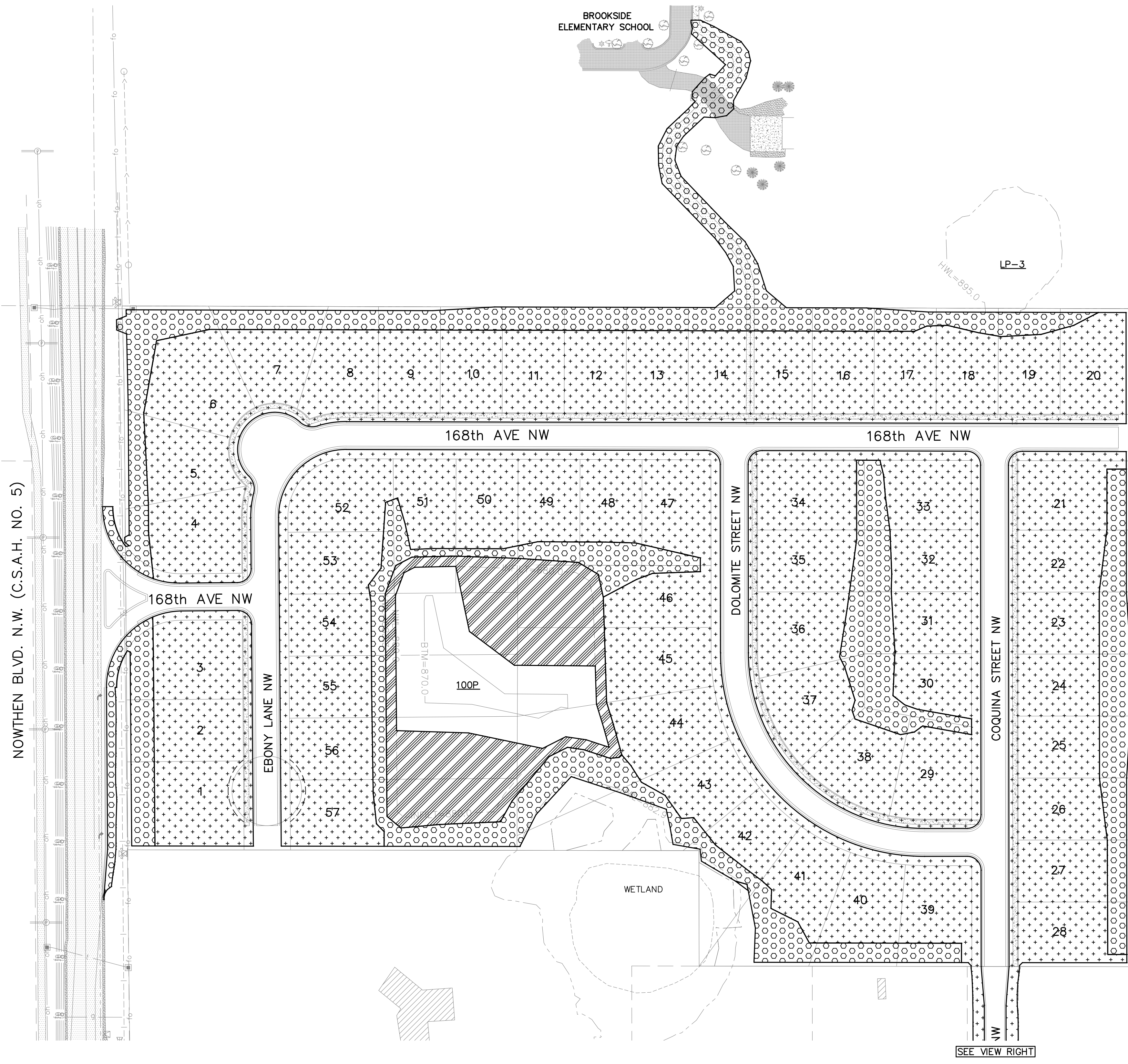


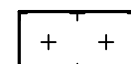
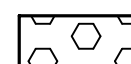

LEGEND

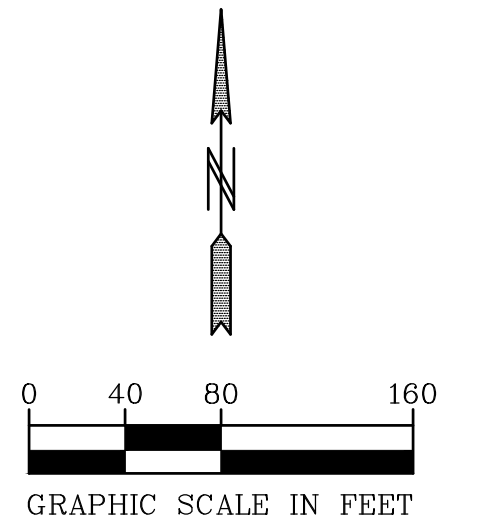
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING		MNDOT CAT 20 EROSION CONTROL BLANKET. INSTALL IMMEDIATELY AFTER GRADING COMPLETION.
	PERIMETER SILT FENCE. TO BE INSTALLED AND INSPECTED BY THE CITY BEFORE THE START OF GRADING.		CATCH BASIN INLET PROTECTION TO BE INSTALLED AND INSPECTED BY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



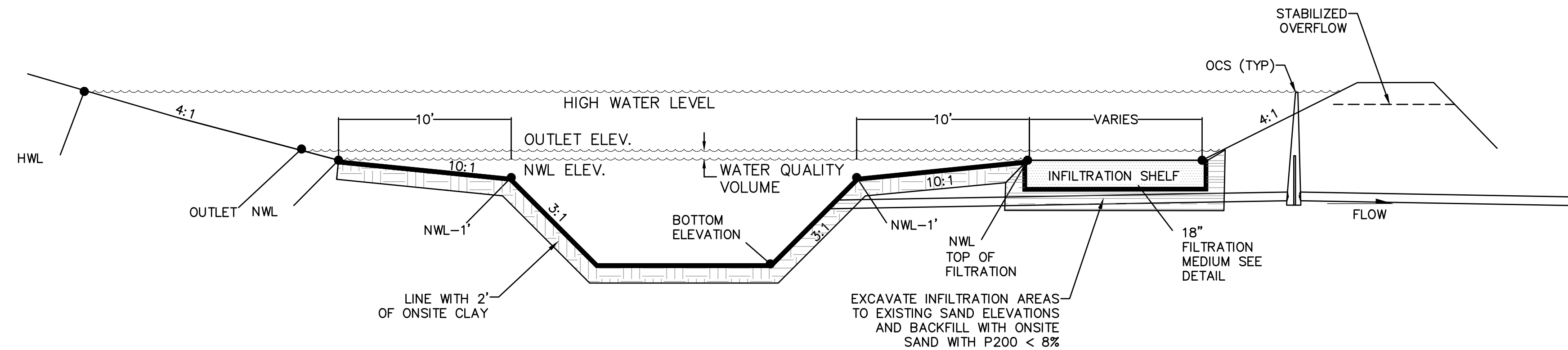
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 EL=890.48
 TOP NUT OF HYDRANT DIRECTLY NORTH OF INTERSECTION OF 167TH AVE. N.W. AND COQUINA ST. N.W.
 EL=901.06



- 
 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.



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



STORMWATER BASIN DETAIL

N.T.S.

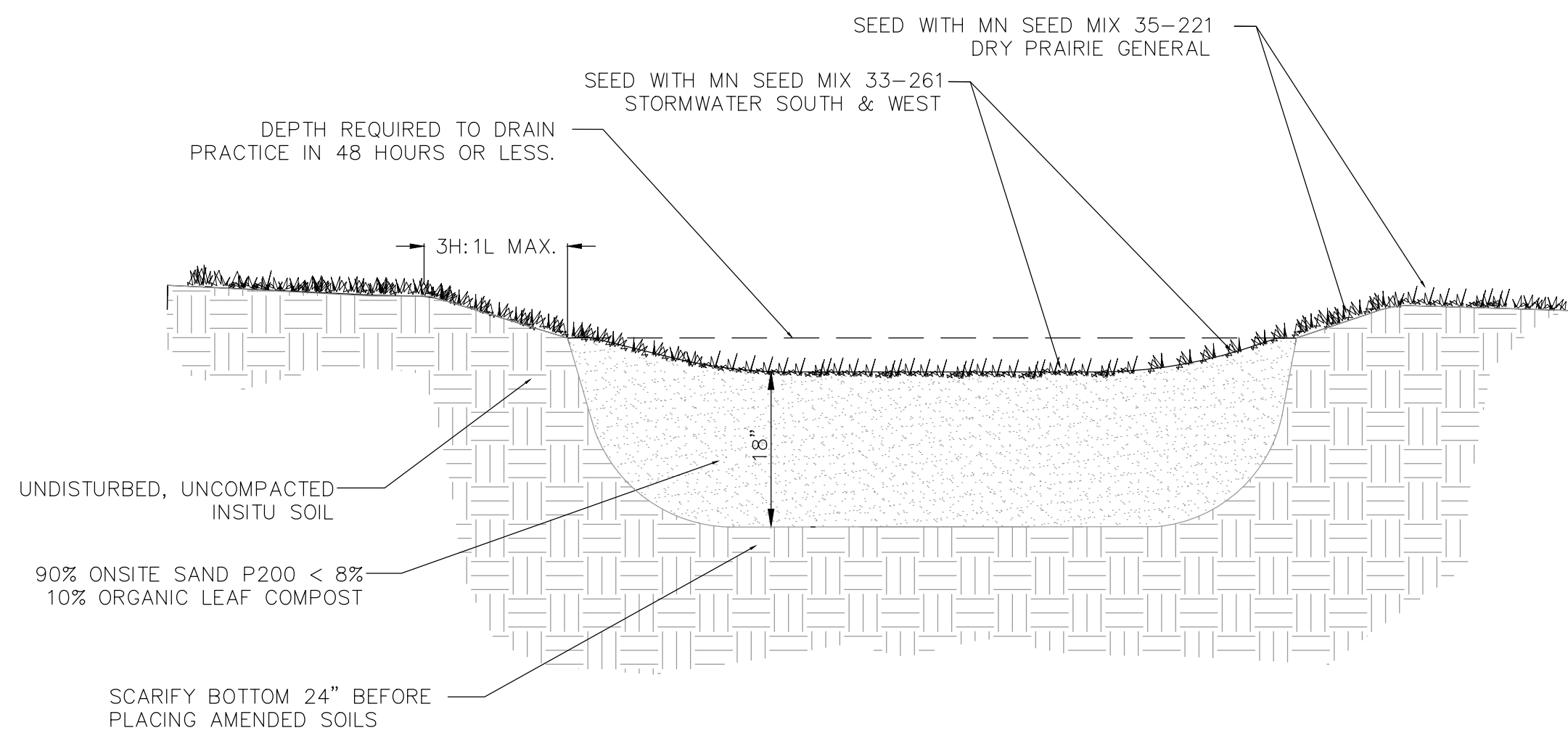
INFILTRATION BASIN CONSTRUCTION NOTES

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.

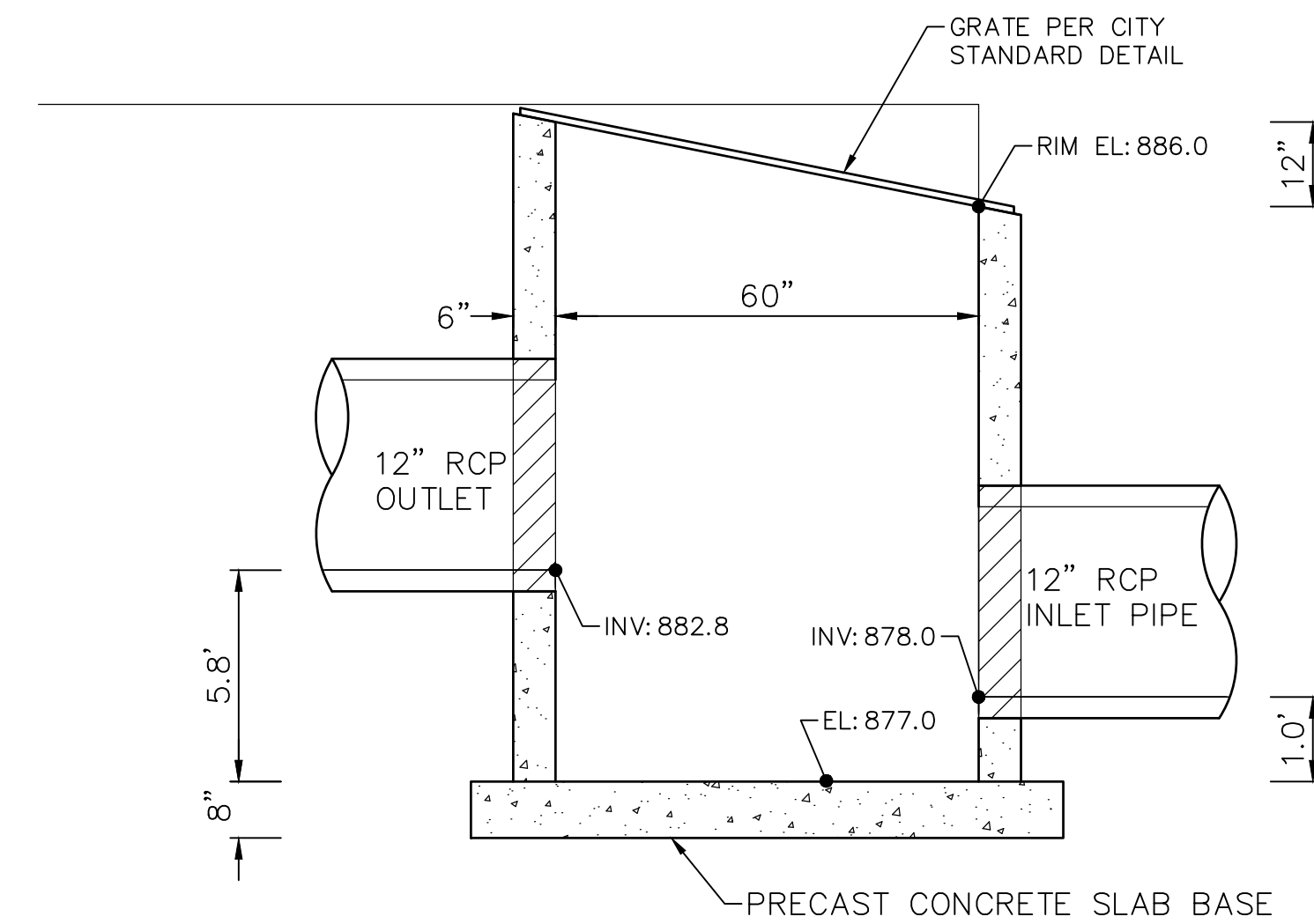
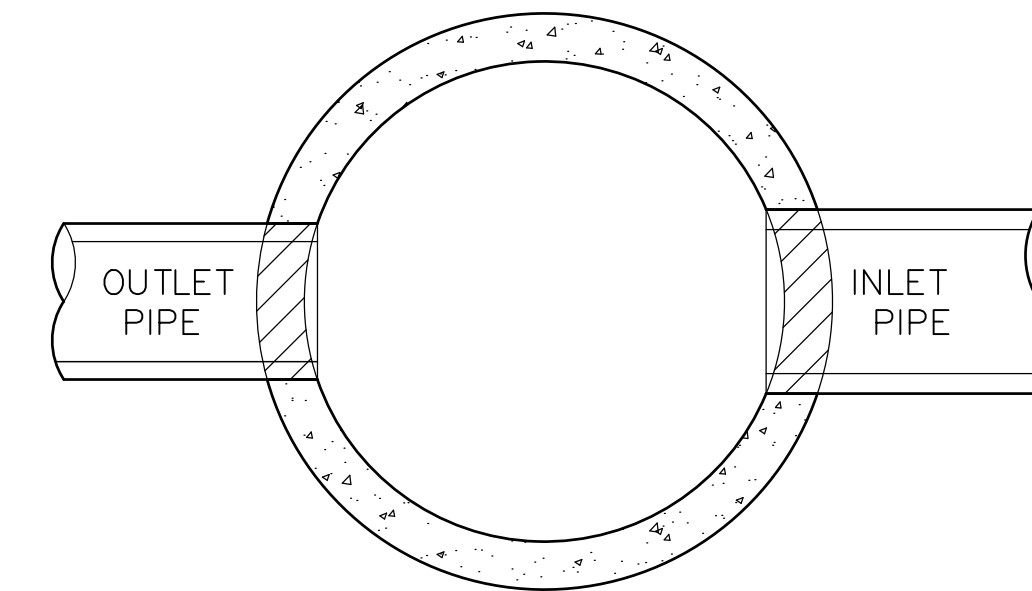
GENERAL NOTES

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-COMPACTATION 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.

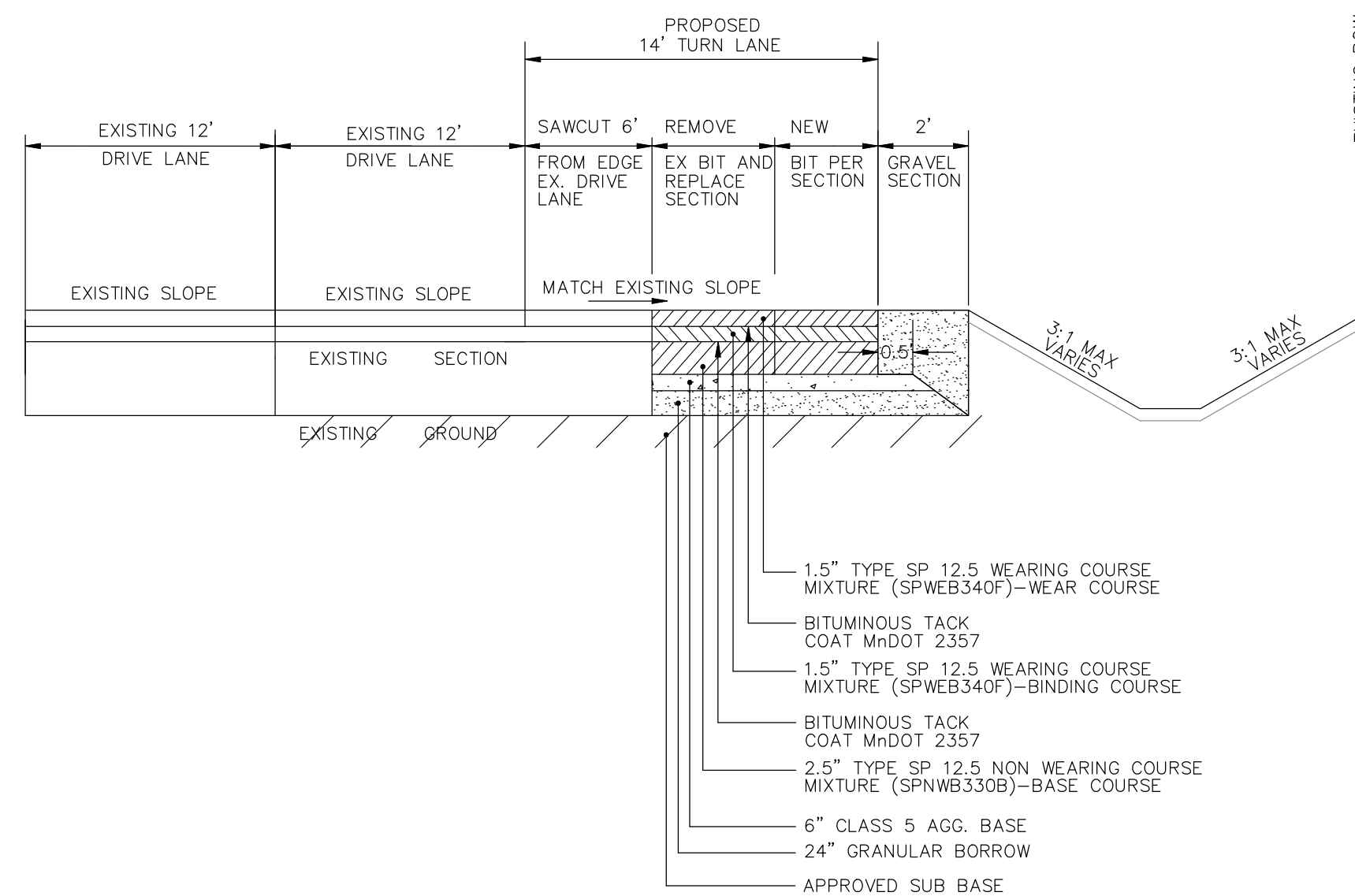
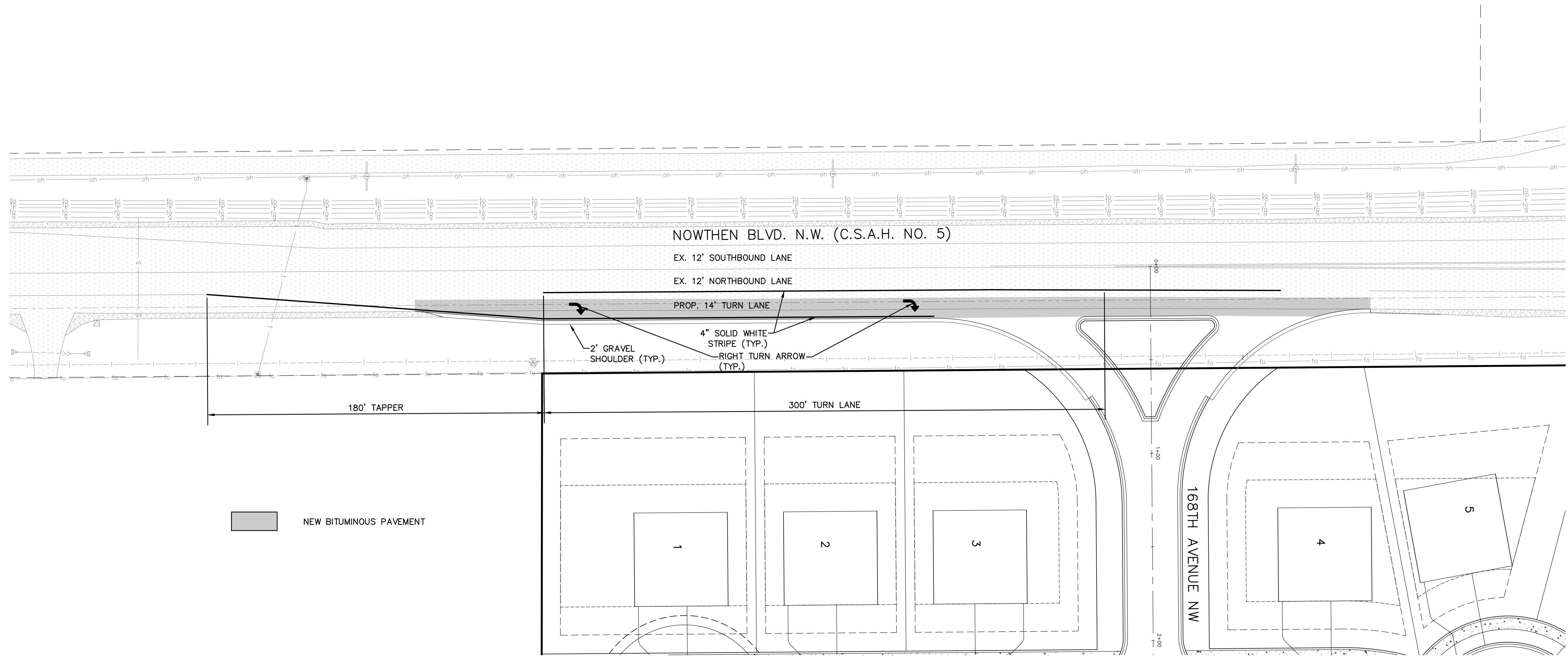


INFILTRATION FACILITY CROSS-SECTION

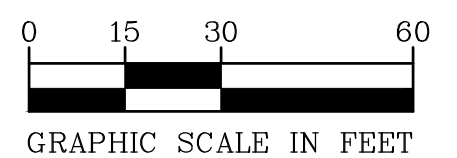
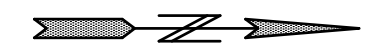
NOT TO SCALE



POND OUTLET CONTROL STRUCTURE OCS-100
(NOT TO SCALE)

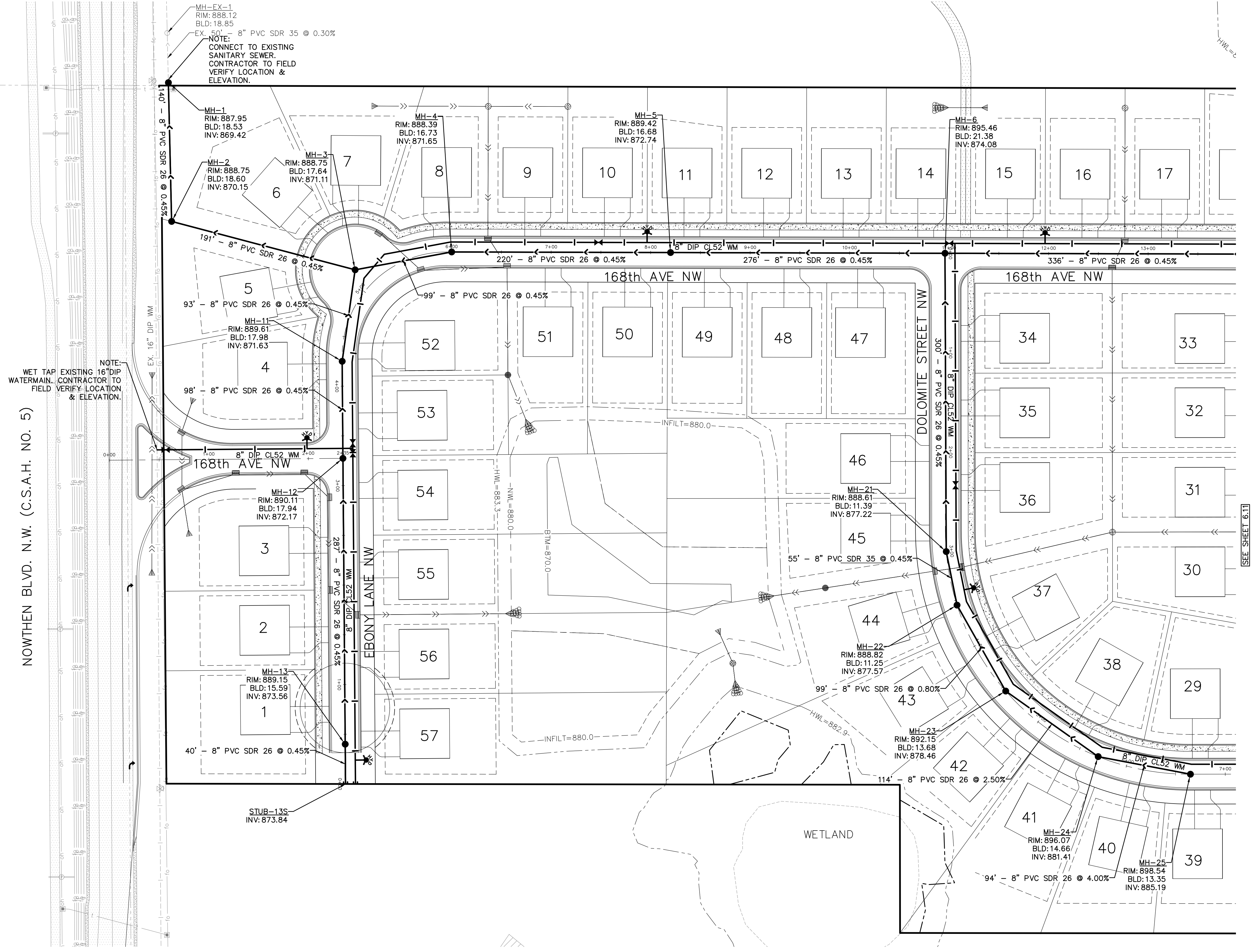


NOWTHEN BLVD N.W. (C.S.A.H.) TURN LANE TYPICAL SECTION
(MATCH EXISTING SECTION)



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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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00-ENG-123074-SHEET-GRAD-TURN



NOWTHEN BLVD. N.W. (C.S.A.H. NO. 5)

NOTE:
WET TAP EXISTING 16" DIP WATERMAIN. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION.

MH-EX-1
RIM: 888.12
BLD: 18.85
EX. 50' - 8" PVC SDR 35 @ 0.30%
NOTE:
CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION.

MH-1
RIM: 887.95
BLD: 18.53
INV: 869.42

MH-2
RIM: 888.75
BLD: 18.60
INV: 870.15

MH-11
RIM: 889.61
BLD: 17.98
INV: 871.63

MH-12
RIM: 890.11
BLD: 17.94
INV: 872.17

MH-13
RIM: 889.15
BLD: 15.59
INV: 873.56

STUB-13S
INV: 873.84

MH-4
RIM: 888.39
BLD: 16.73
INV: 871.65

MH-5
RIM: 889.42
BLD: 16.68
INV: 872.74

MH-6
RIM: 895.46
BLD: 21.38
INV: 874.08

MH-21
RIM: 888.61
BLD: 11.39
INV: 877.22

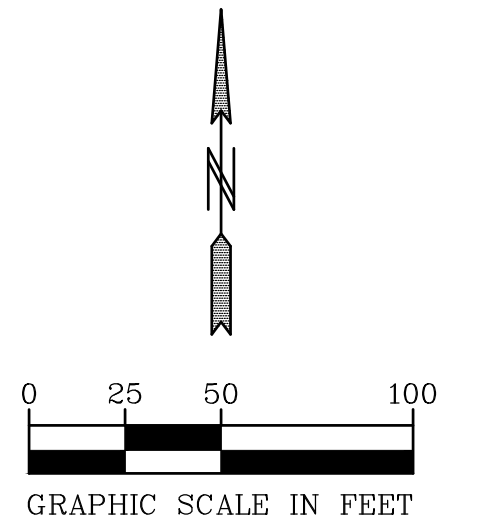
MH-22
RIM: 888.82
BLD: 11.25
INV: 877.57

MH-23
RIM: 892.15
BLD: 13.68
INV: 878.46

MH-24
RIM: 896.07
BLD: 14.66
INV: 881.41

MH-25
RIM: 898.54
BLD: 13.35
INV: 885.19

SEE SHEET 6.1



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PIONEERengineering
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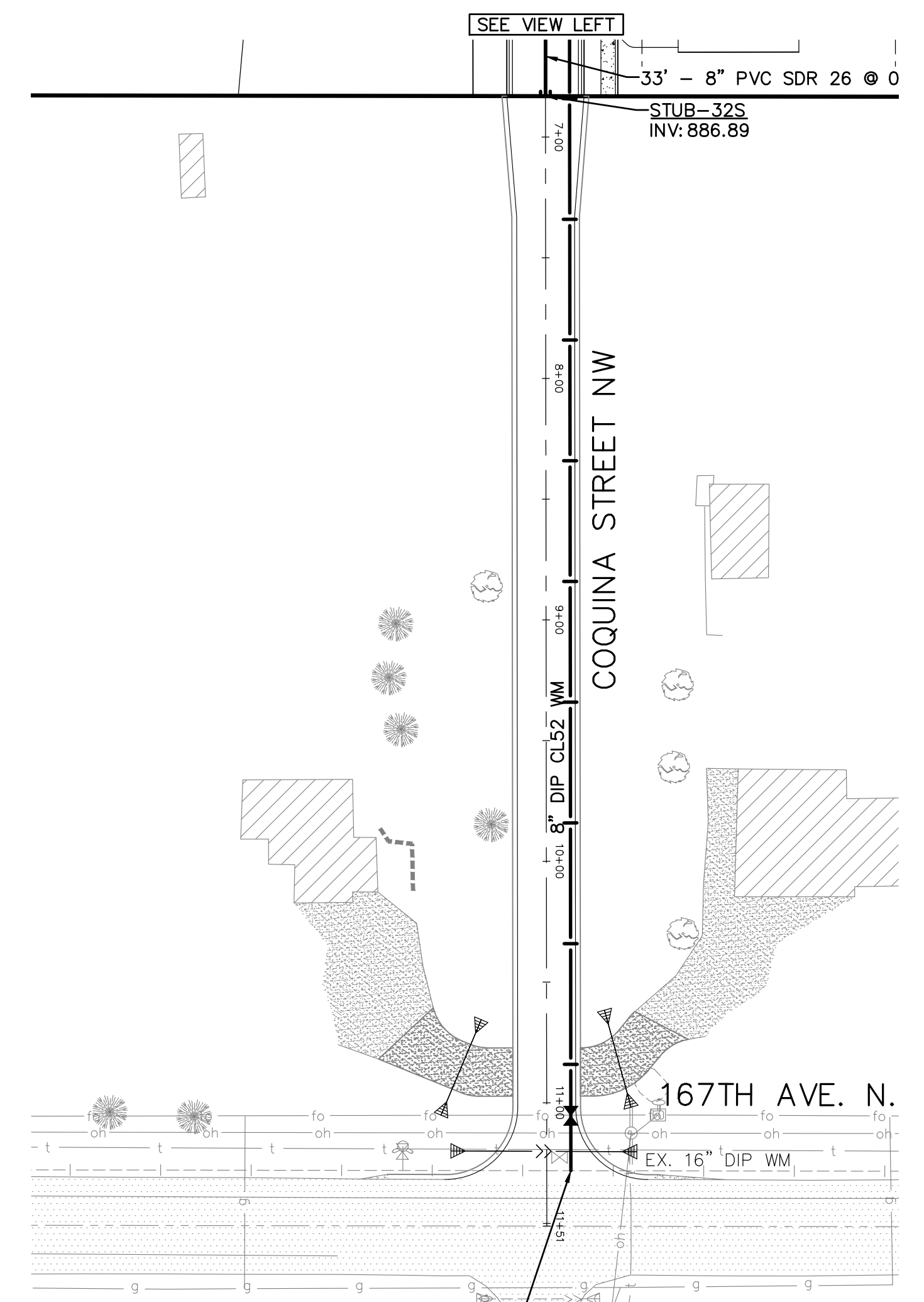
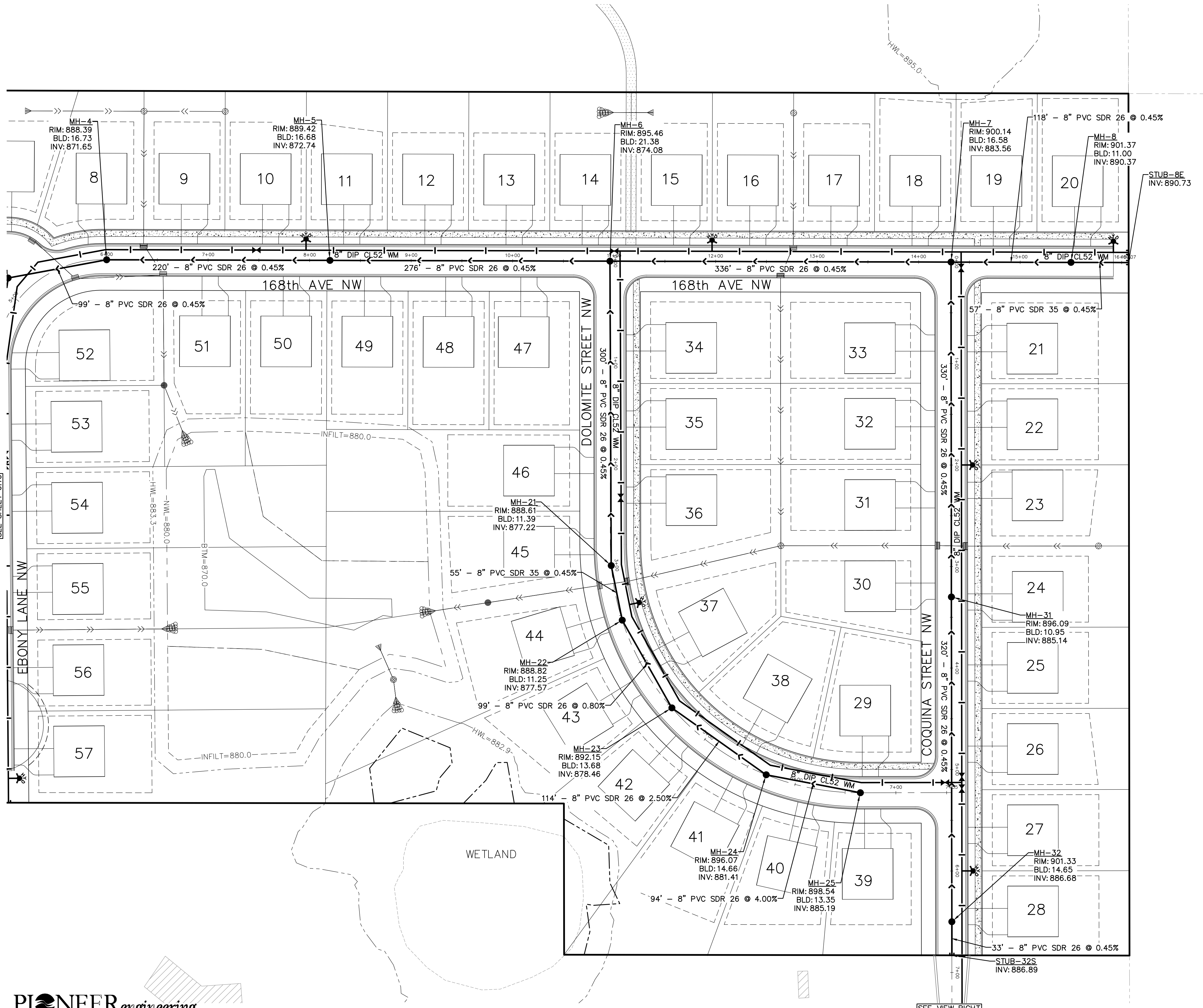
Date
Designed
Drawn

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

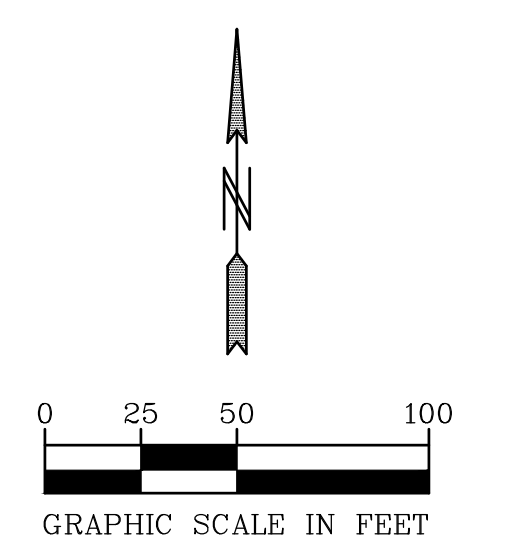
LENNAR
16305 36TH AVE. NO., SUITE 600
PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
RAMSEY, MINNESOTA

6.10 OF 30



NOTE:
CONNECT TO EXISTING 16" DIP
WATERMAIN. CONTRACTOR TO
FIELD VERIFY LOCATION
& ELEVATION.



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



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:

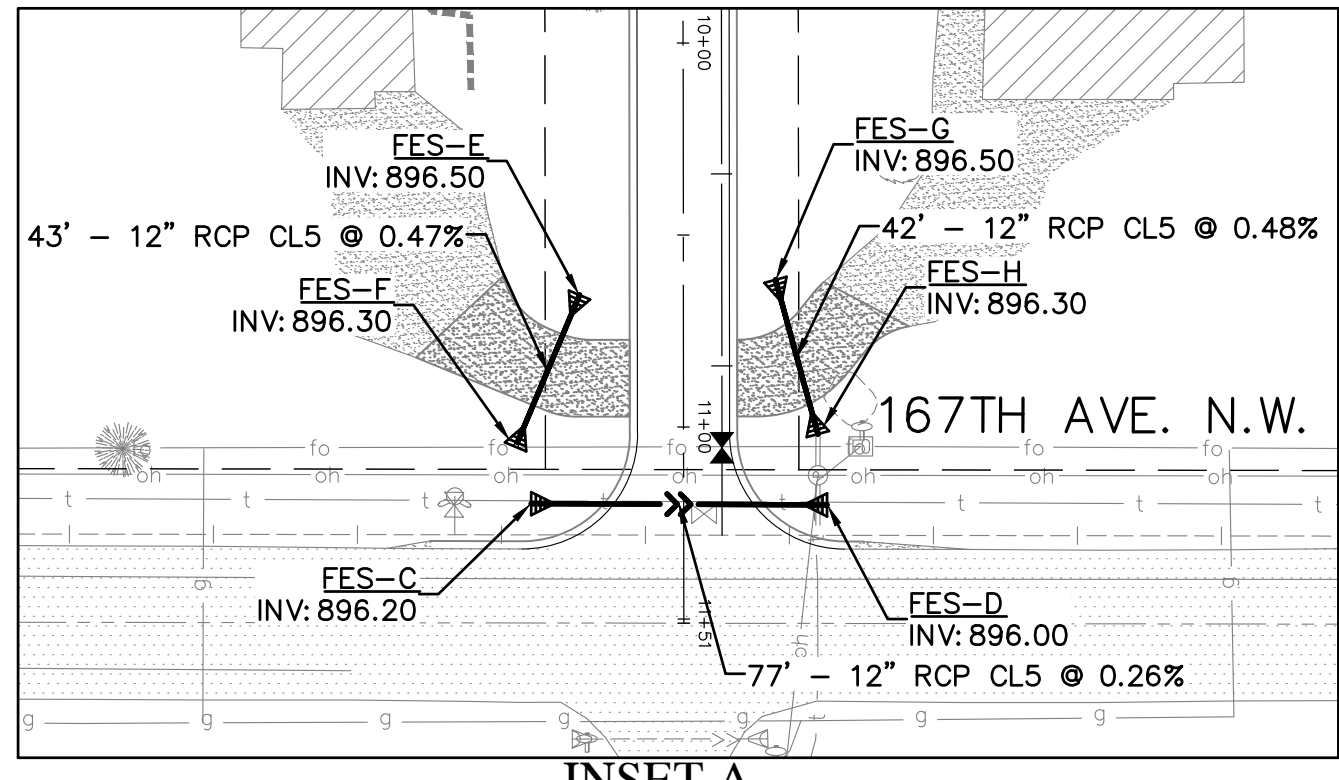
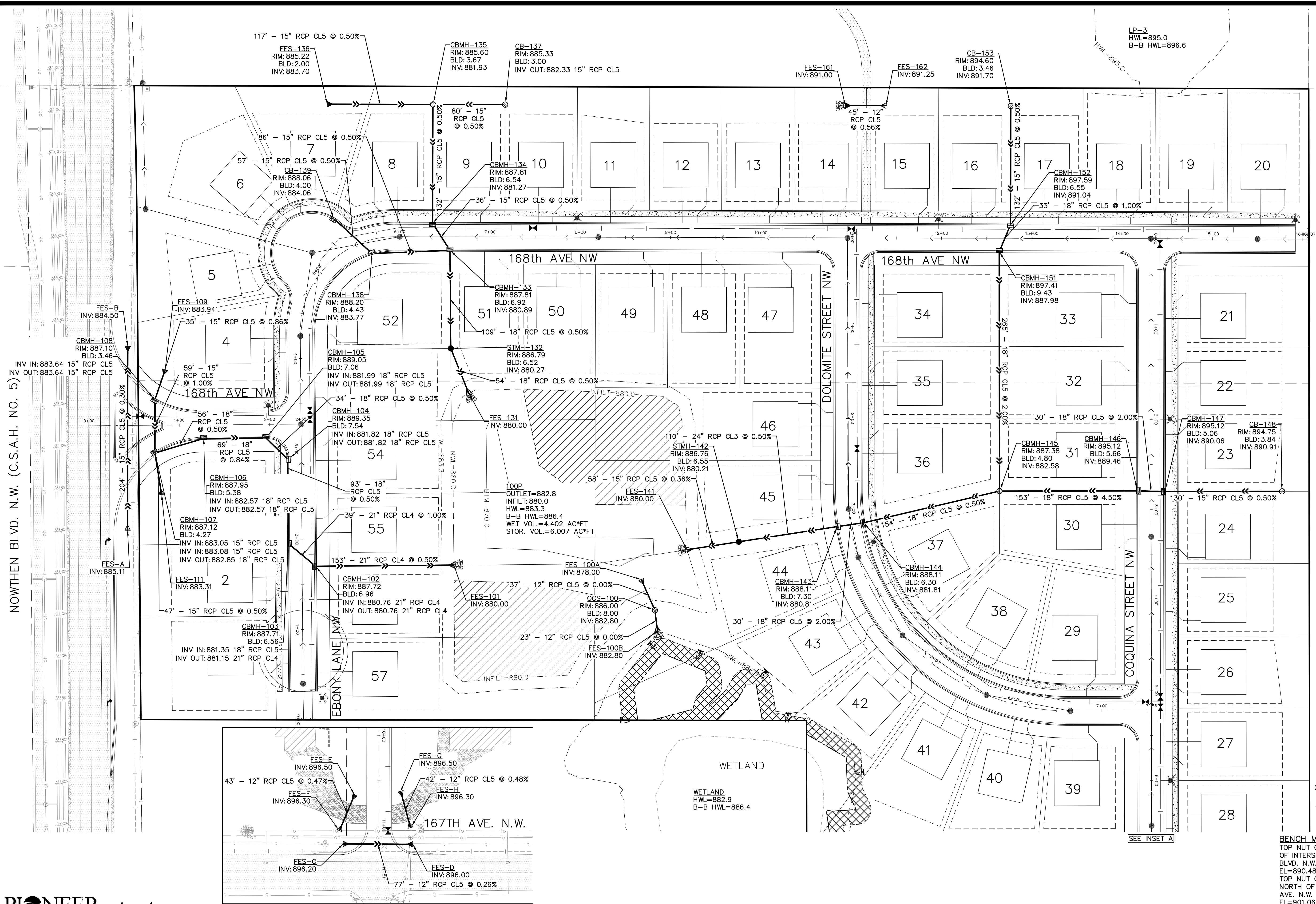
Revisions
1. 2024-02-05 City Comments

Date:
Designed:
Drawn:

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

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

HARMONY FARMS
RAMSEY, MINNESOTA



PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
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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 Molinaro
 Brian N. Molinaro
 Reg. No. 47504 Date:

Revisions
 1. 2024-02-05 City Comments

Date
 Designed
 Drawn

PRELIMINARY STORM SEWER PLAN

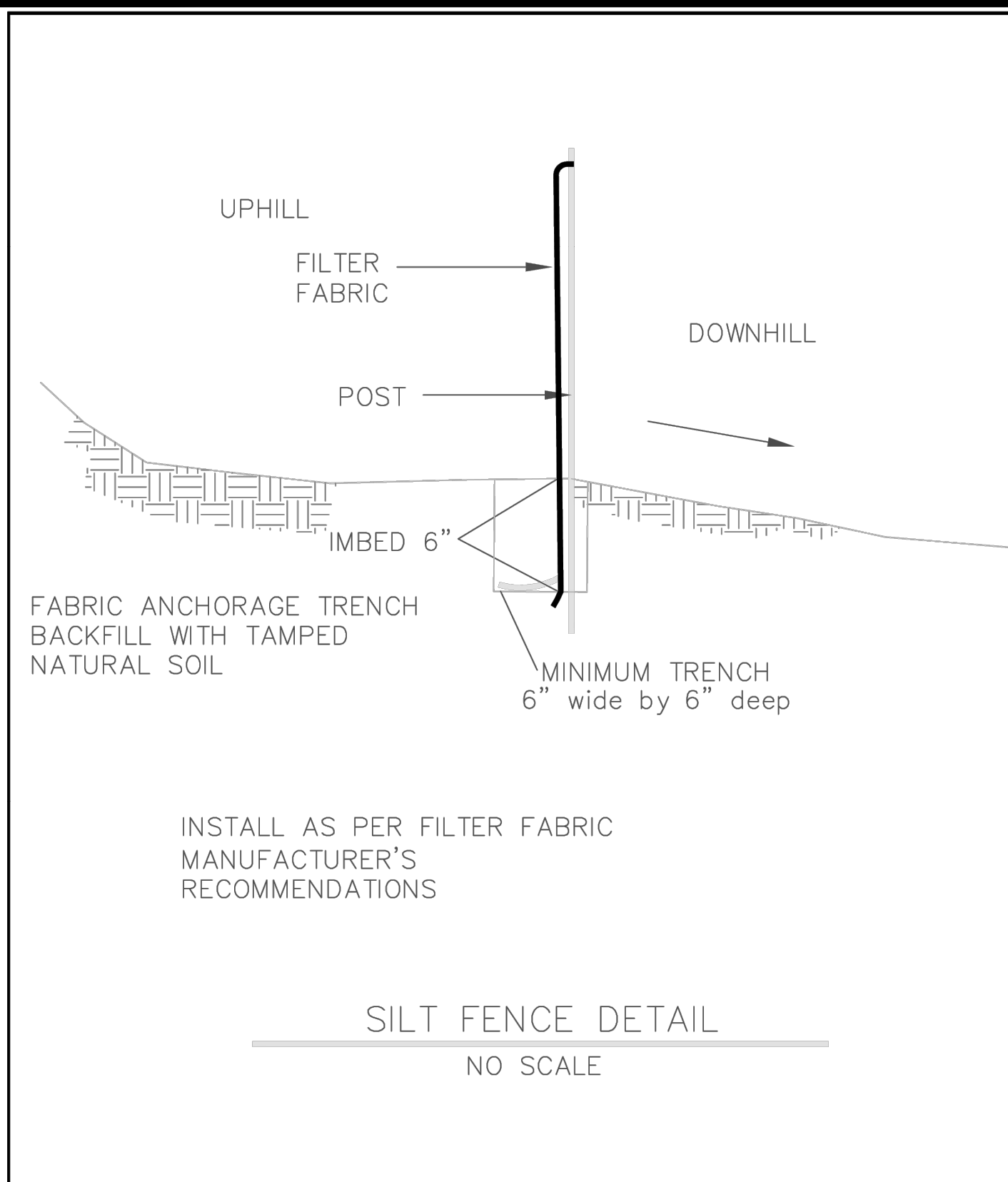
LENNAR
 16305 36TH AVE. NO. SUITE 600
 PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
 RAMSEY, MINNESOTA

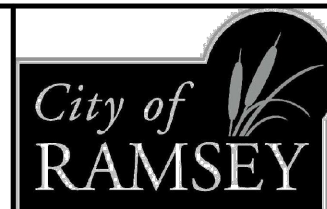
7.10 OF 30

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

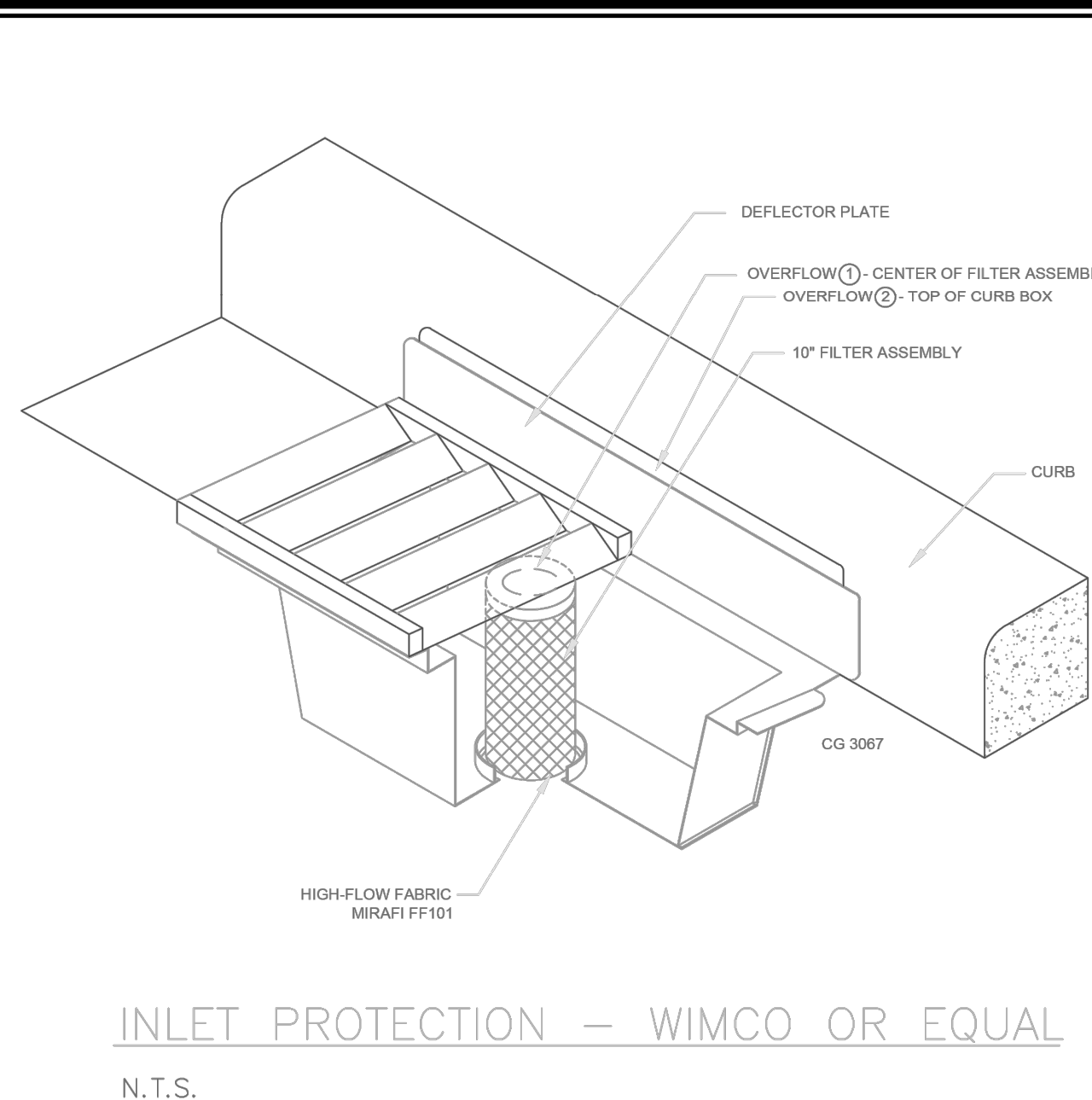
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APPROVED:
1 - 2016

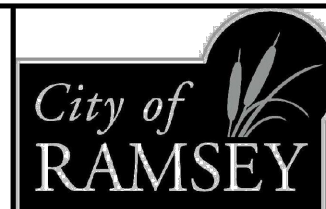


STANDARD DETAILS:
SILT FENCE
CITY PLATE No. ERO-1

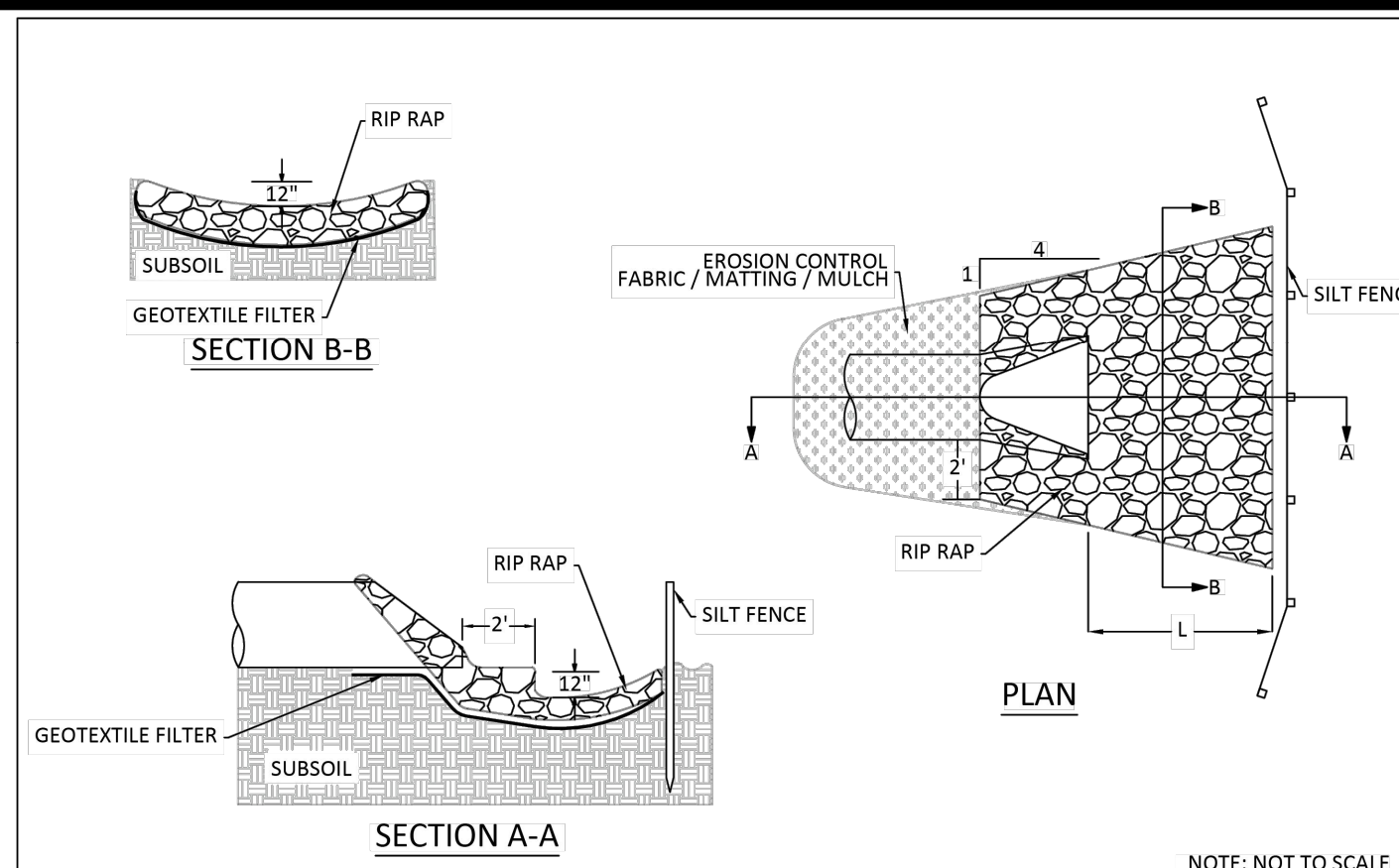


NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED:
1 - 2016



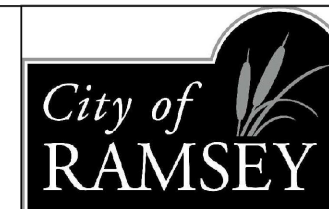
STANDARD DETAILS:
INLET PROTECTION
CITY PLATE No. ERO-2



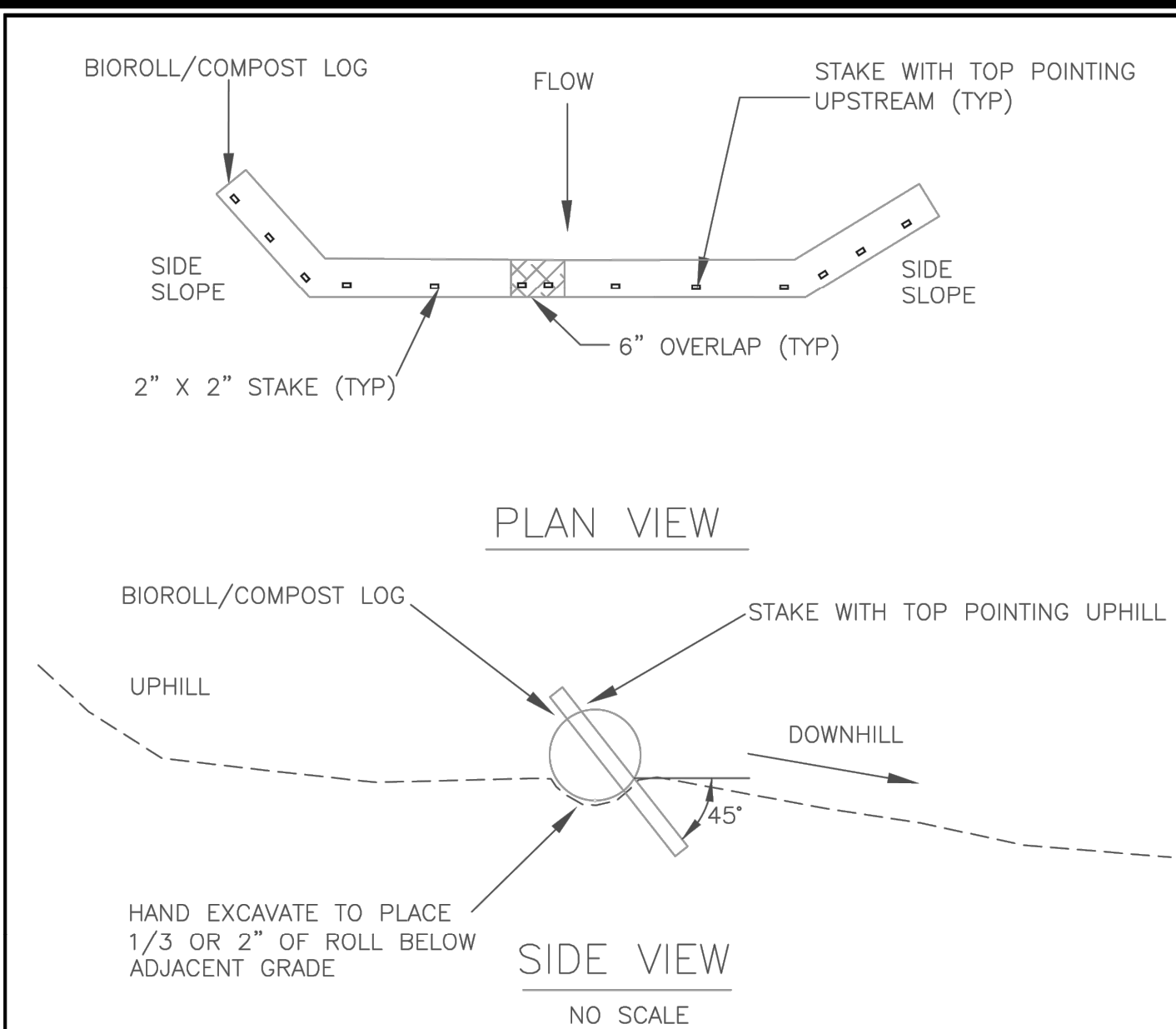
- NOTES:
- ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, FABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
 - A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
 - RIP RAP IS CLASS III PLACED 18" THICK.
 - 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.
 - GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS				RIP RAP AT RCP-A OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	FABRIC (SY)	GEOTEXTILE 18" DEPTH RIP RAP (CU. YD)	SPAN OF PIPE (IN.)	L (FT.)	FABRIC (SY)	GEOTEXTILE 18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4	22	10	25.6	6.1
15	8	20.9	4.8	28	12	33.2	8.5
18	10	25.6	6.4	36	14	41.5	11.2
21	10	27.4	7.1	43	16	50.5	14.3
24	12	33.4	9.2	51	18	57.5	16.9
27	12	35.2	9.9	58	20	65.2	19.8
30	14	41.6	12.3				
36	16	50.5	15.8				
42	18	57.5	18.7				
48	20	66.5	22.2				

APPROVED:
9 - 2016

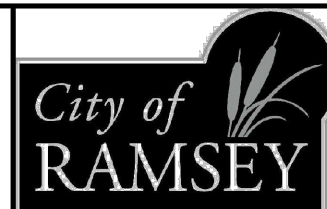


STANDARD DETAILS:
RIP-RAP
CITY PLATE No. ERO-3

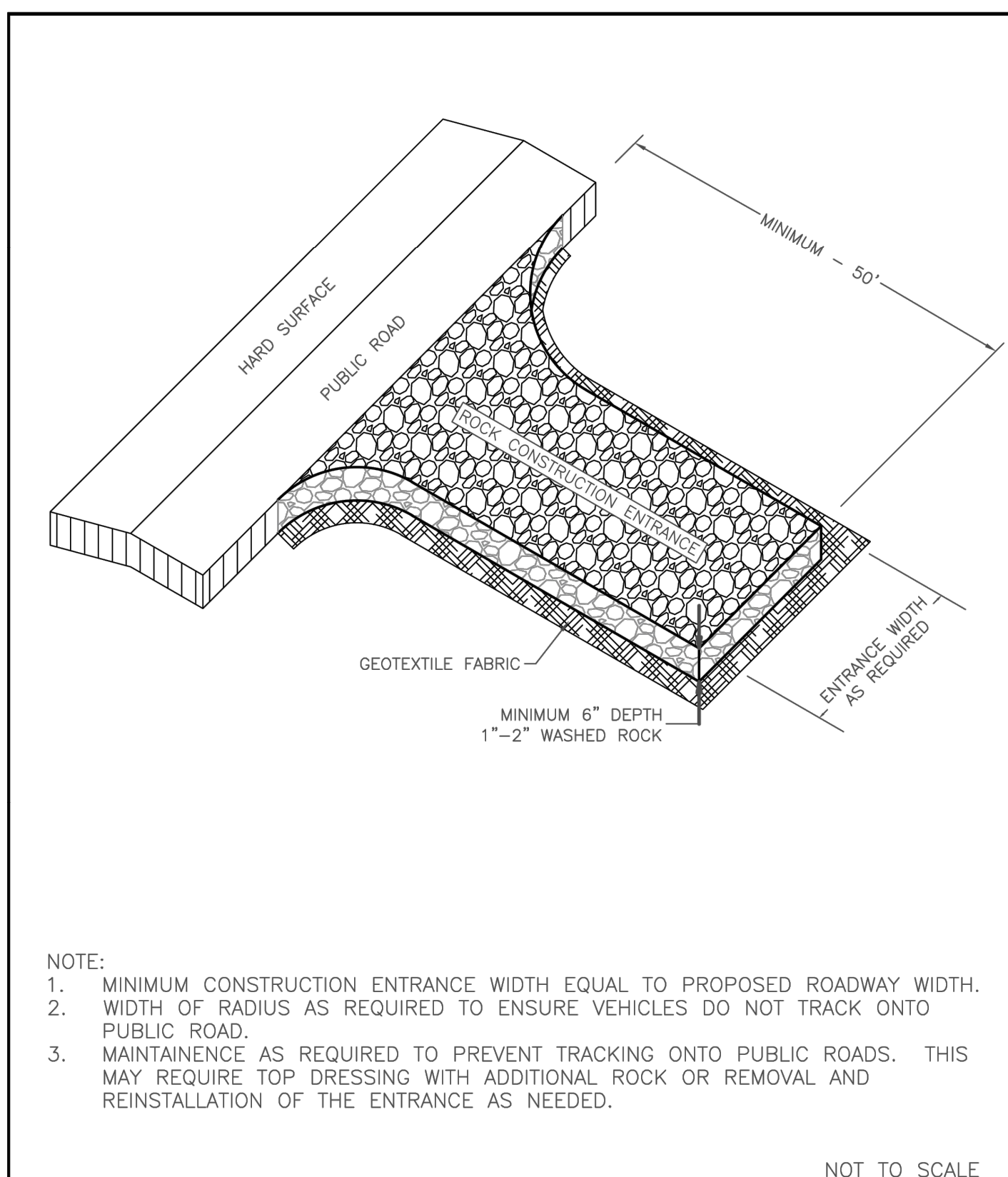


NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH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

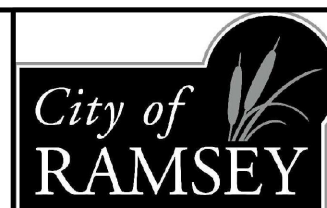
APPROVED:
3 - 2016



STANDARD DETAILS:
BIO ROLL (COMPOST LOG)
CITY PLATE No. ERO-4



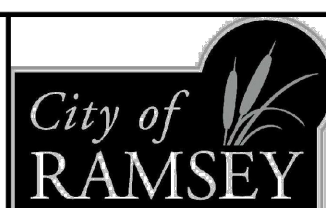
APPROVED:
1 - 2016



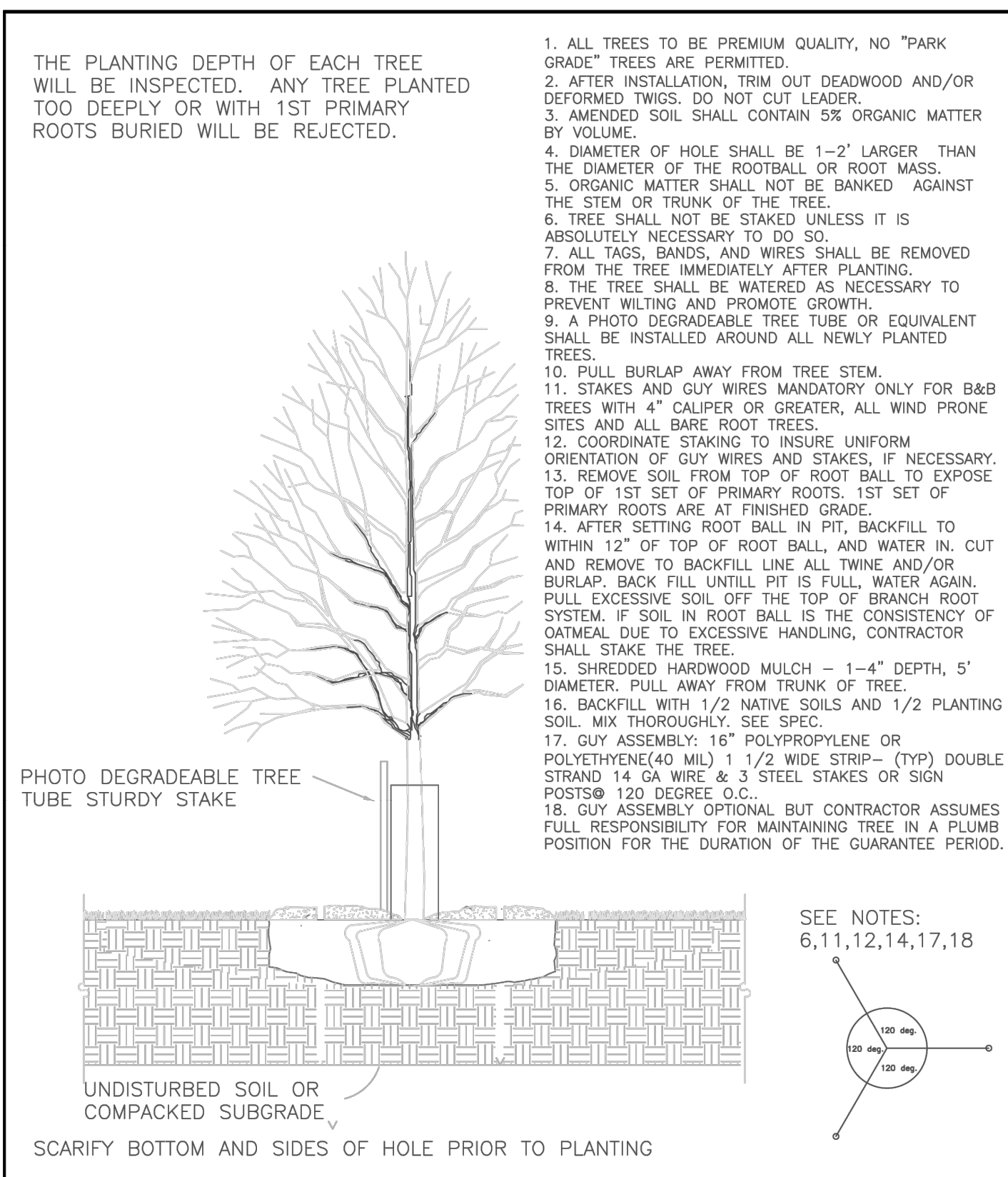
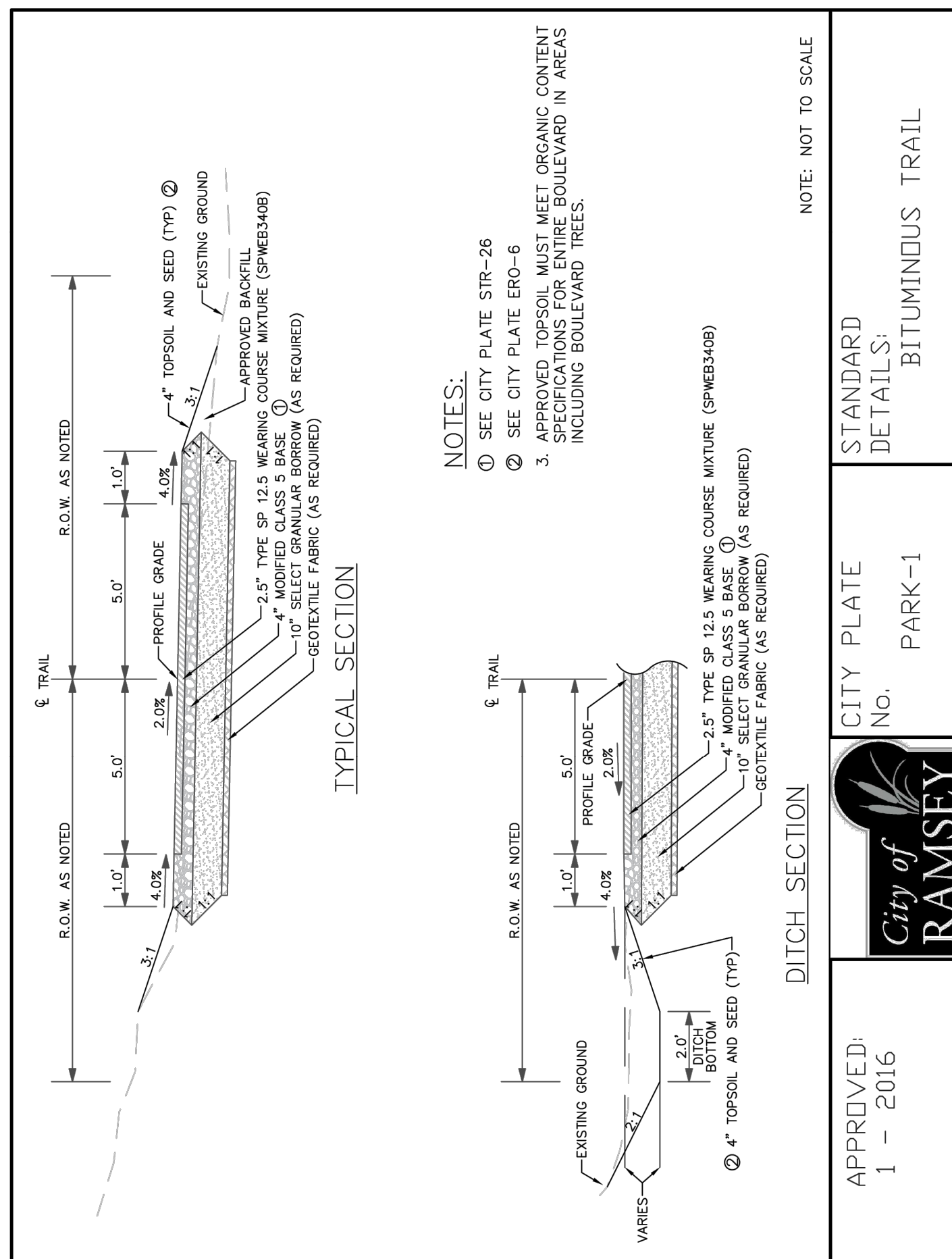
STANDARD DETAILS:
ROCK CONSTRUCTION ENTRANCE
CITY PLATE No. ERO-5

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

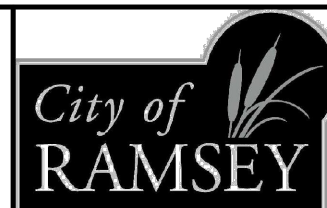
APPROVED:
7 - 2019



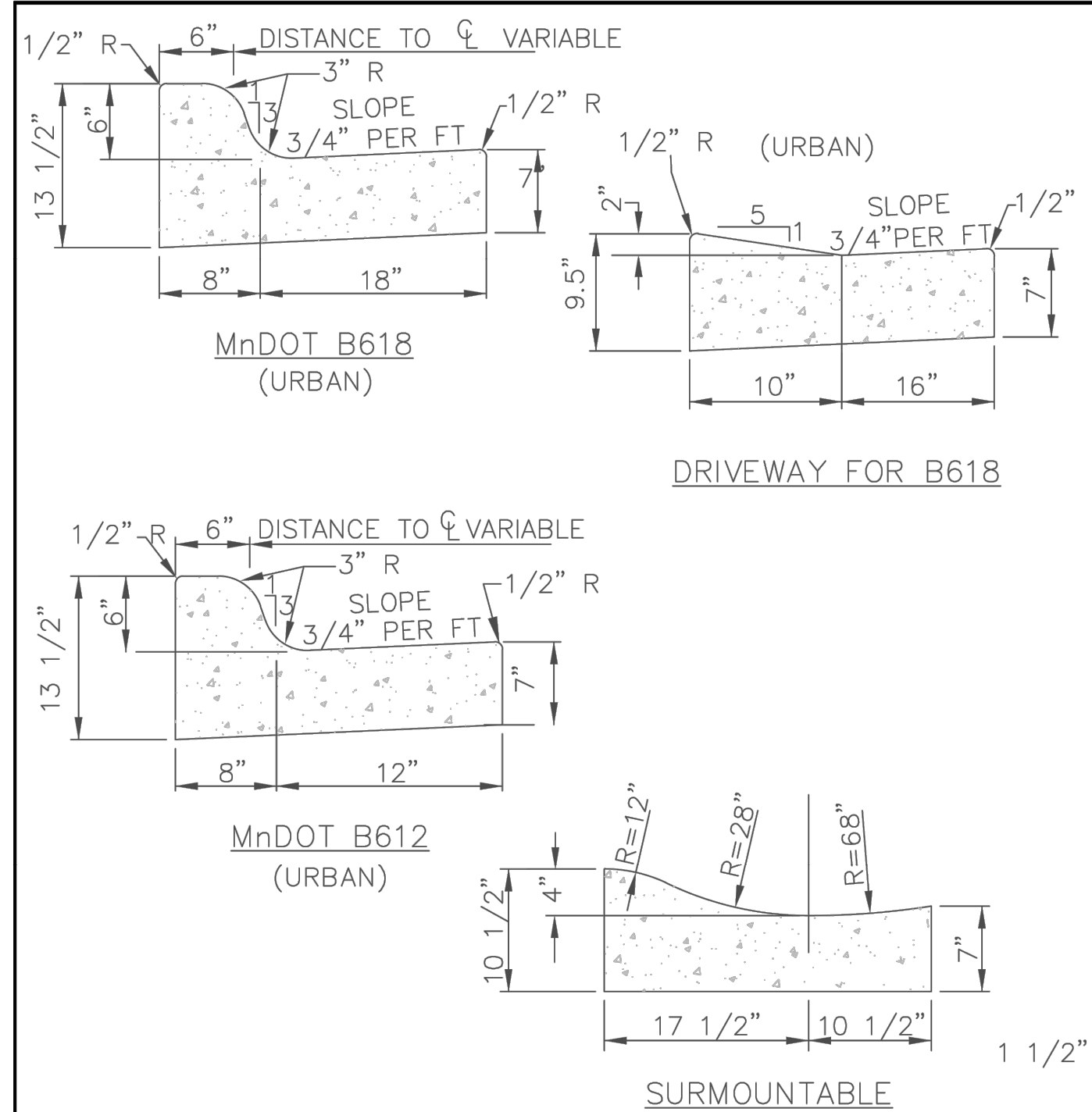
STANDARD DETAILS:
TOPSOIL REQUIREMENTS
CITY PLATE No. ERO-6



APPROVED:
5 - 1997



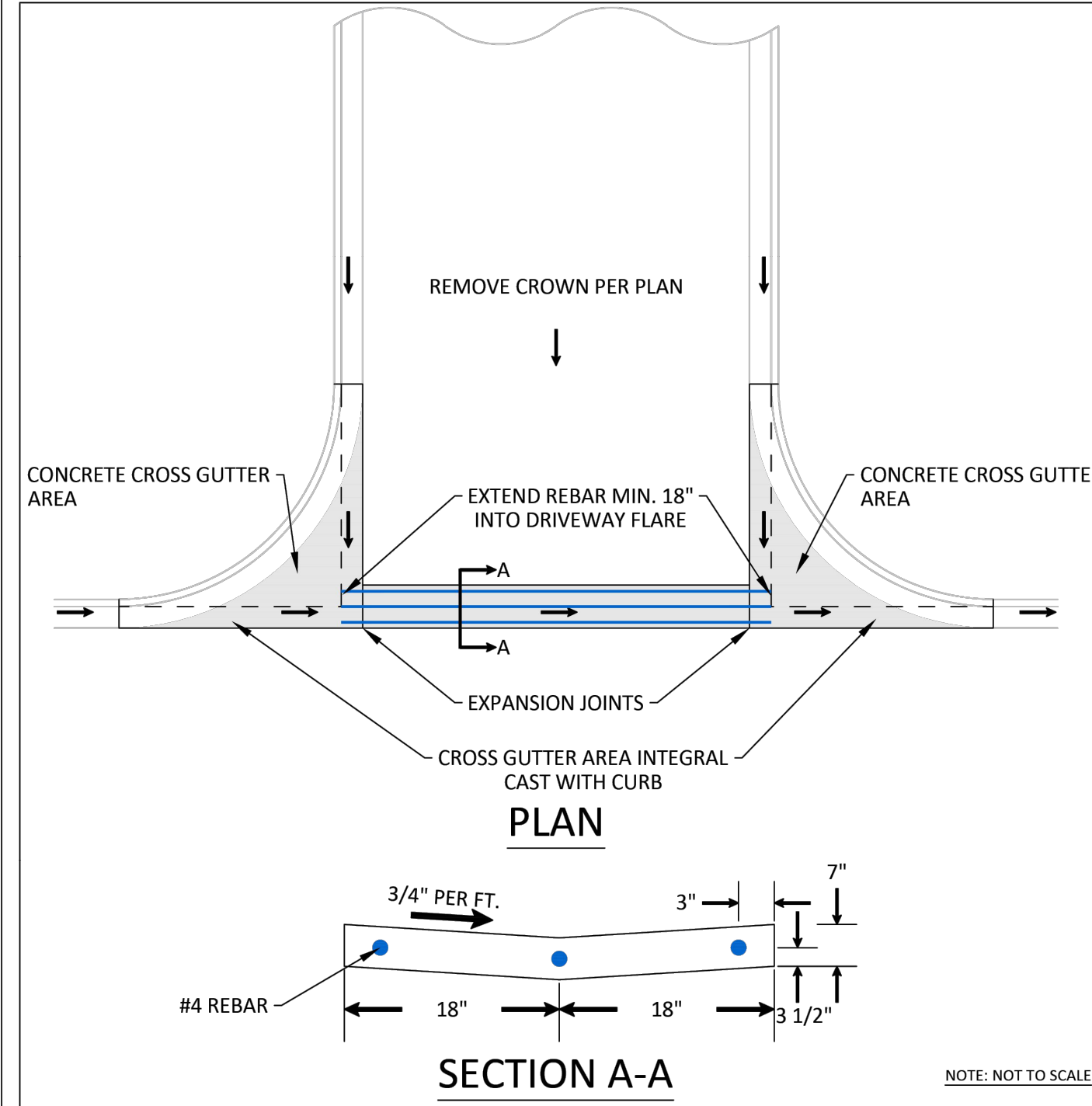
STANDARD DETAILS:
TREE PLANTING
CITY PLATE No. PARK-2



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

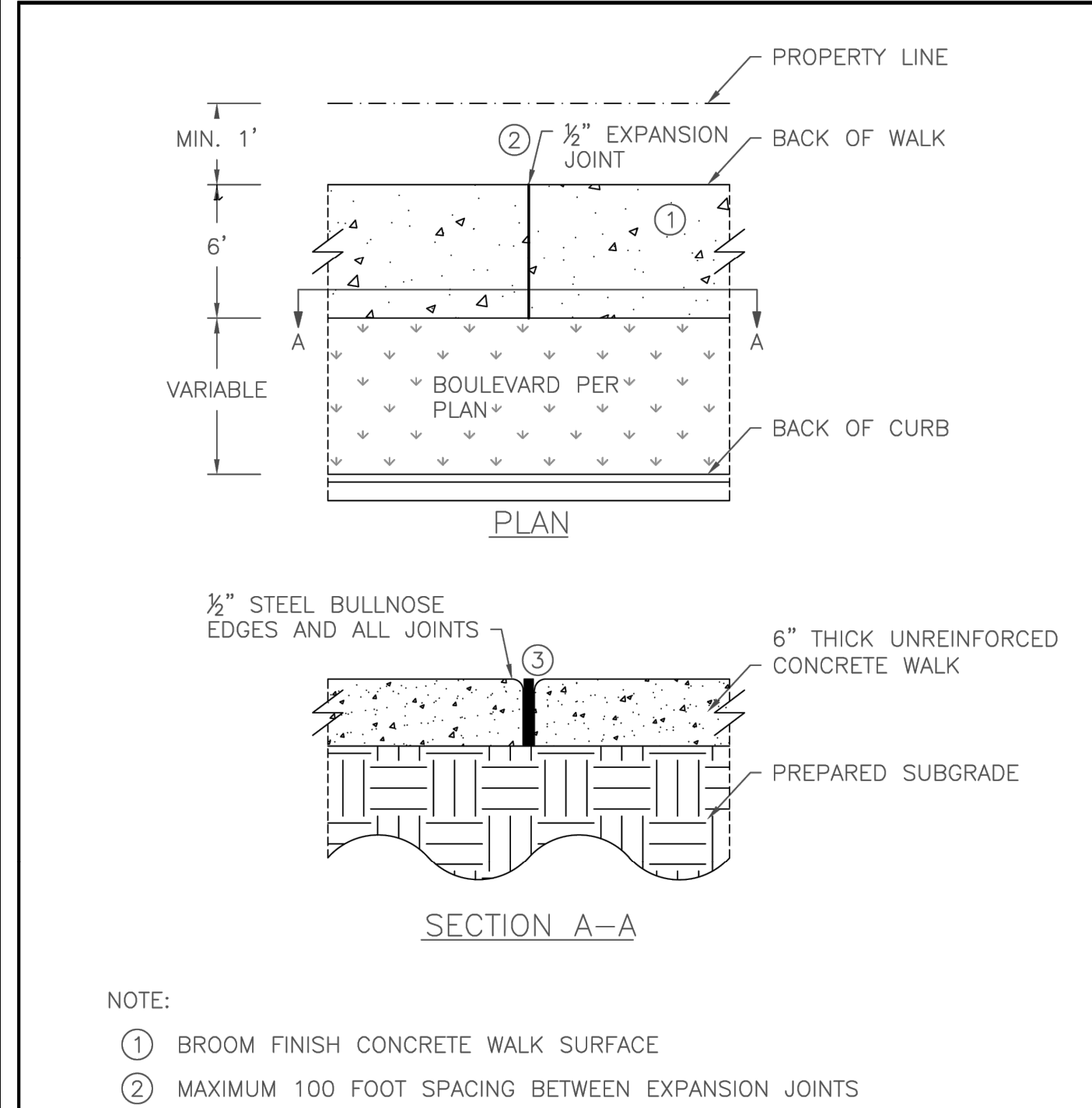
STANDARD DETAILS: CURB AND GUTTER
 CITY PLATE No. STR-1



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

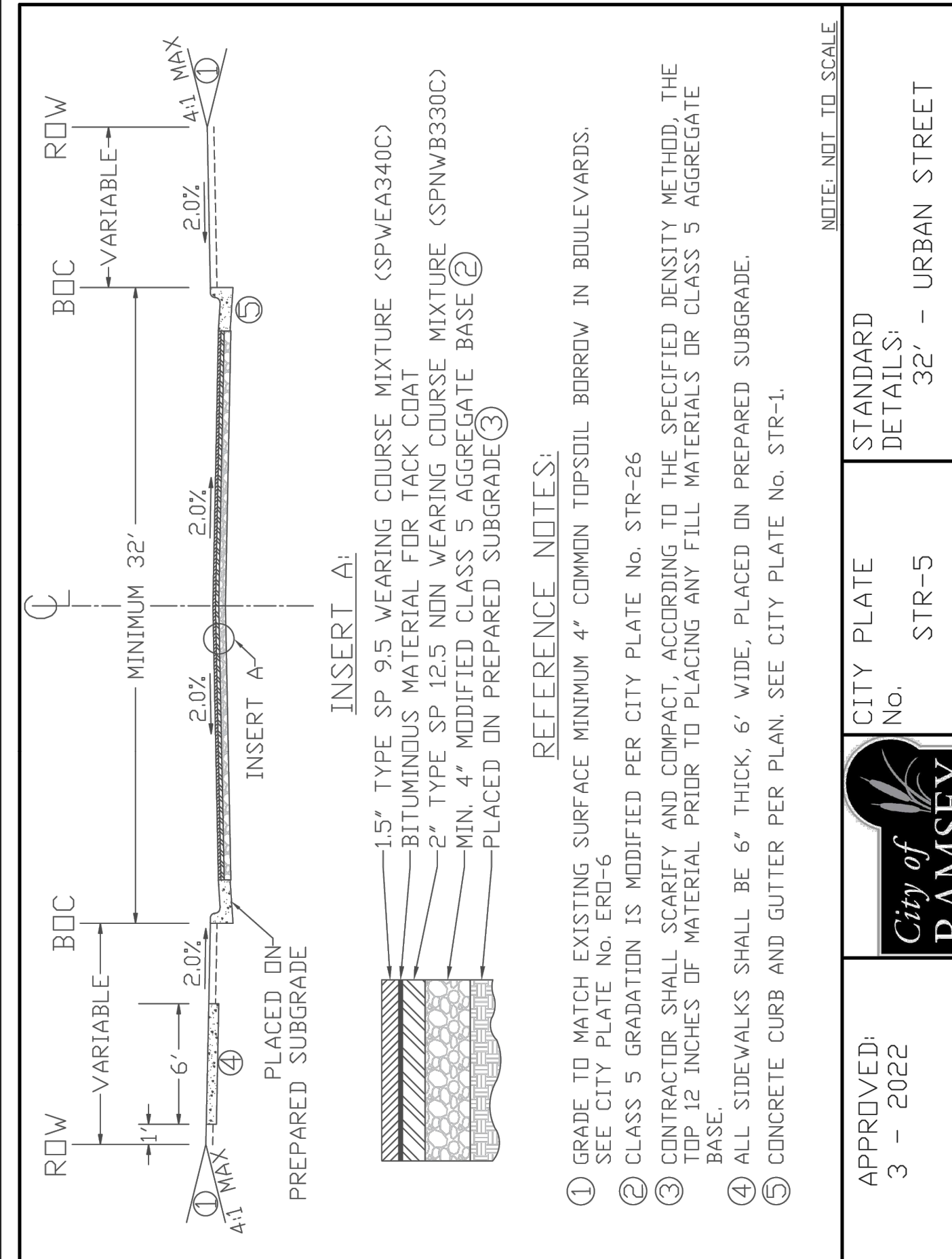
STANDARD DETAILS: CROSS GUTTER
 CITY PLATE No. STR-2



NOTE:
 ① BROOM FINISH CONCRETE WALK SURFACE
 ② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
 ③ 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

APPROVED: 10 - 2015

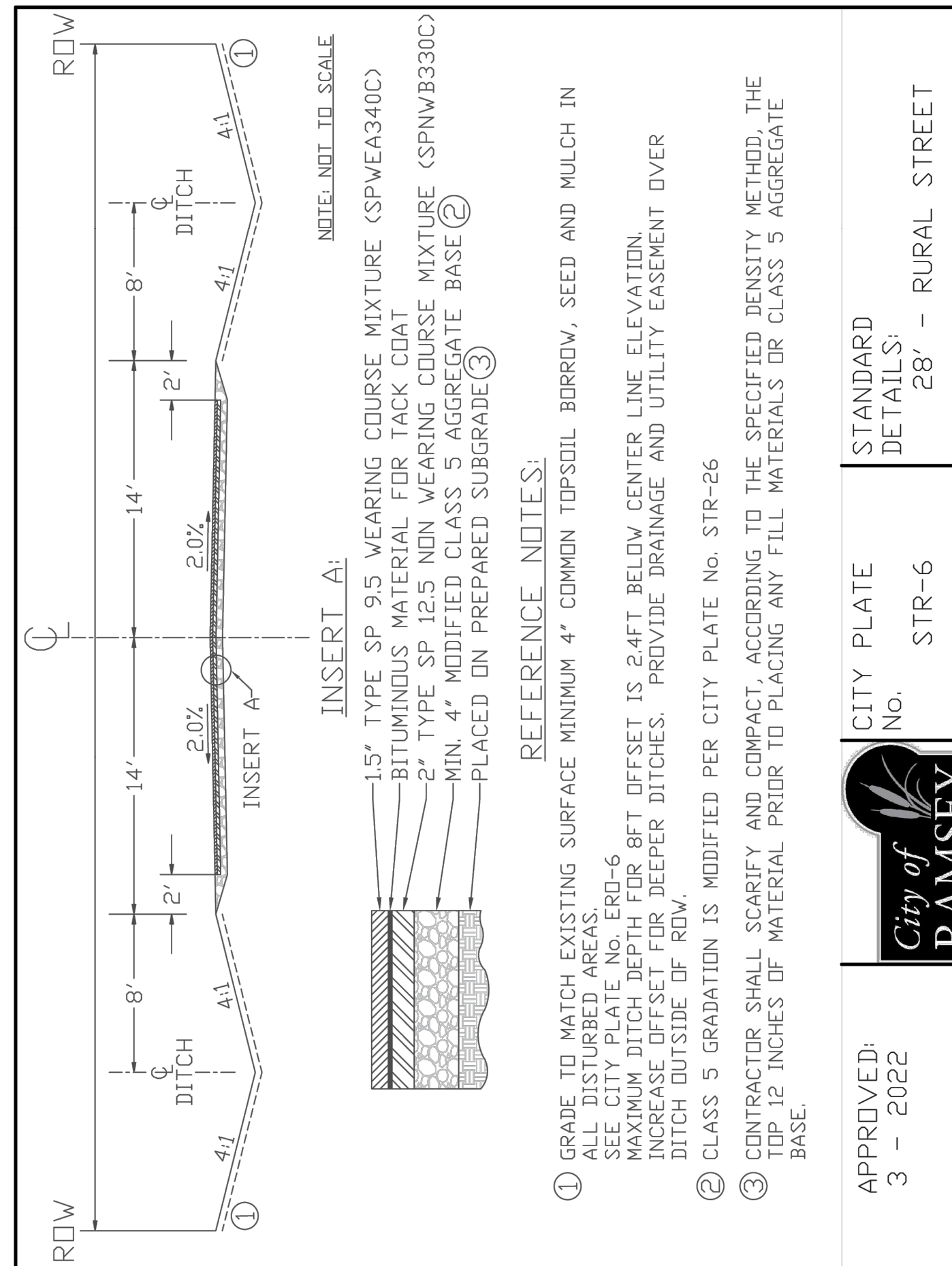
STANDARD DETAILS: CONCRETE SIDEWALK
 CITY PLATE No. STR-3



REFERENCE NOTES:
 ① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-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.

APPROVED: 3 - 2022

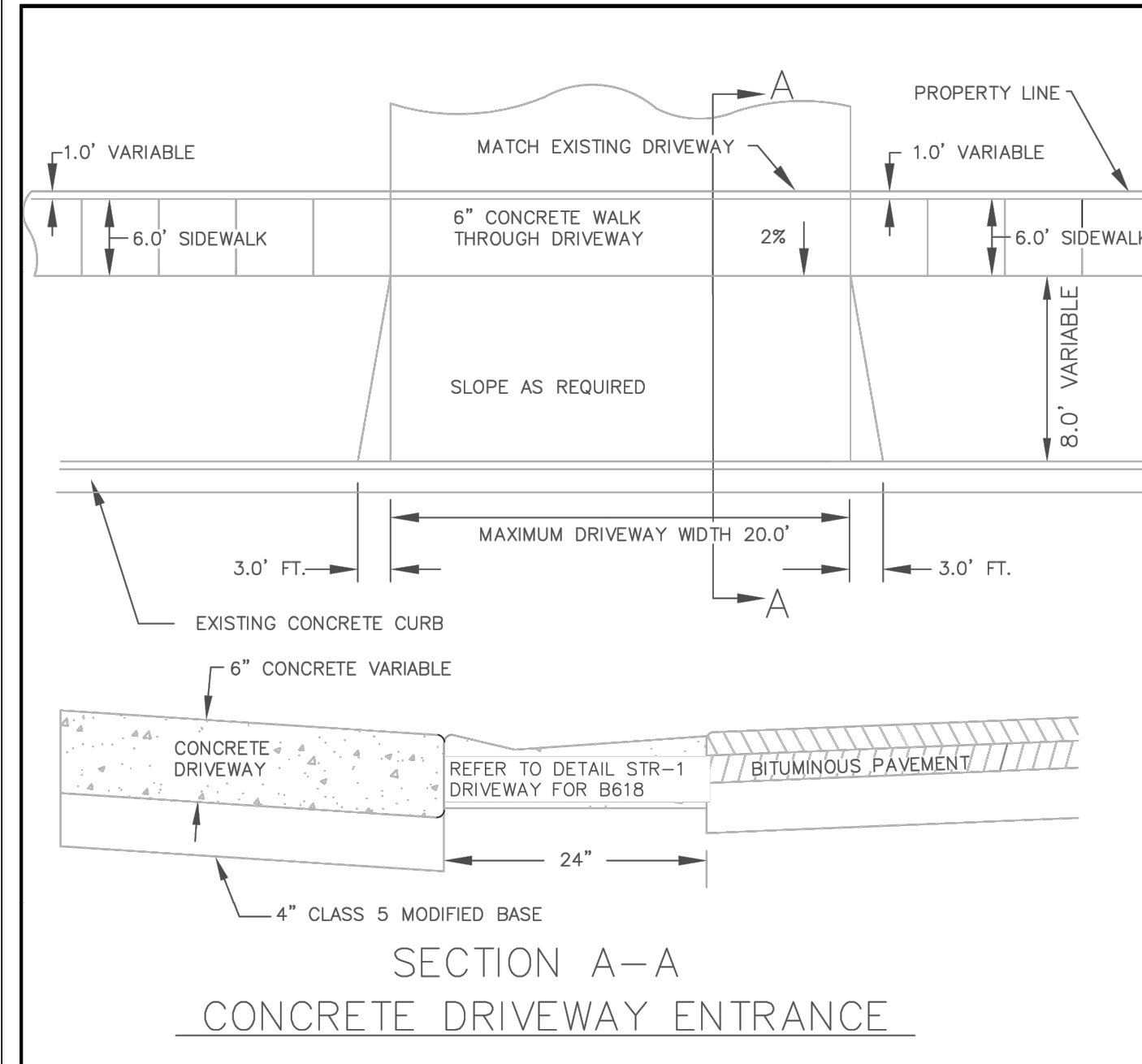
STANDARD DETAILS: STREET PATCHING STANDARDS
 CITY PLATE No. STR-25



REFERENCE NOTES:
 ① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERD-6
 ② 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.
 ③ CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 ④ 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

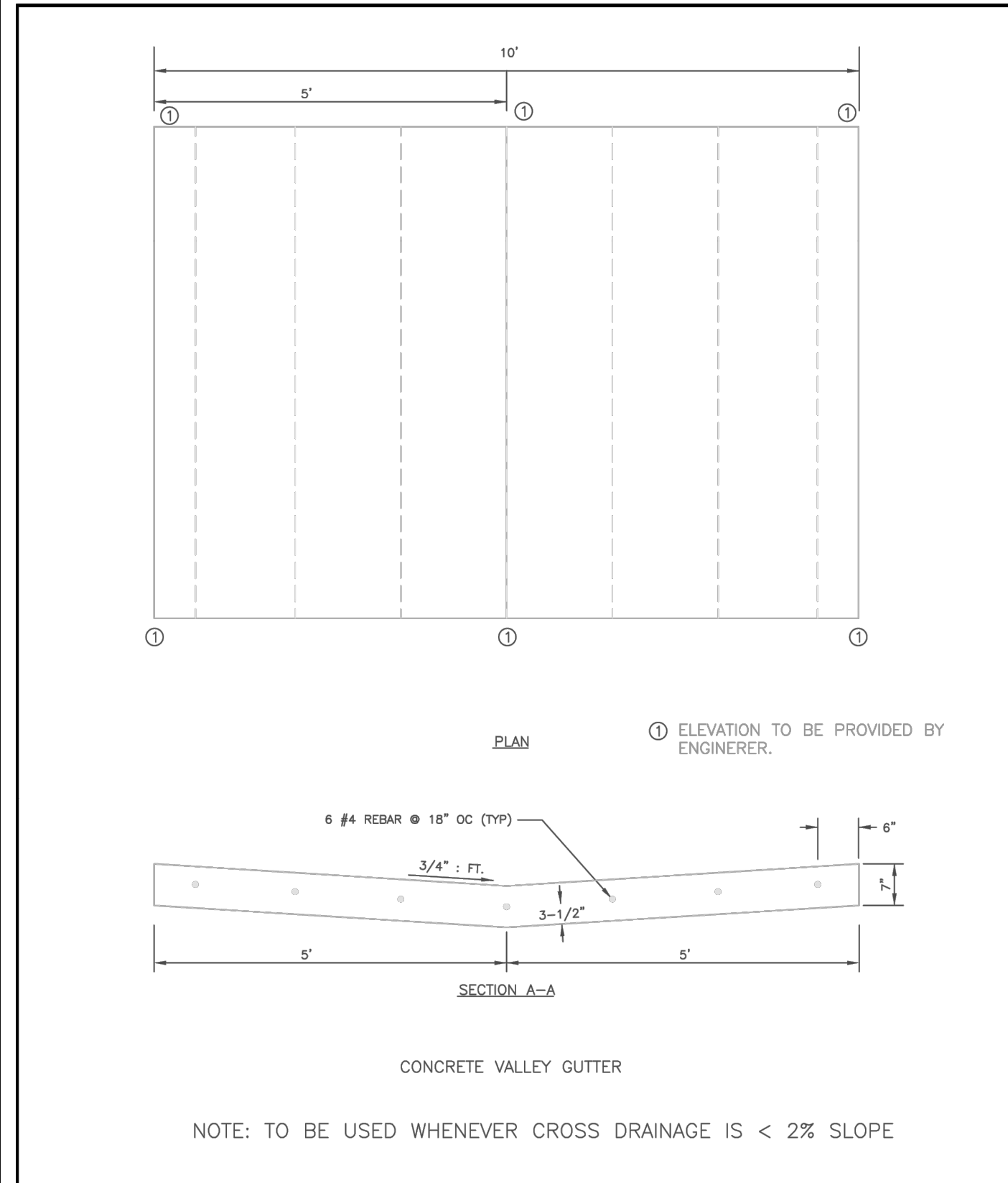
STANDARD DETAILS: 28' - RURAL STREET
 CITY PLATE No. STR-6



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

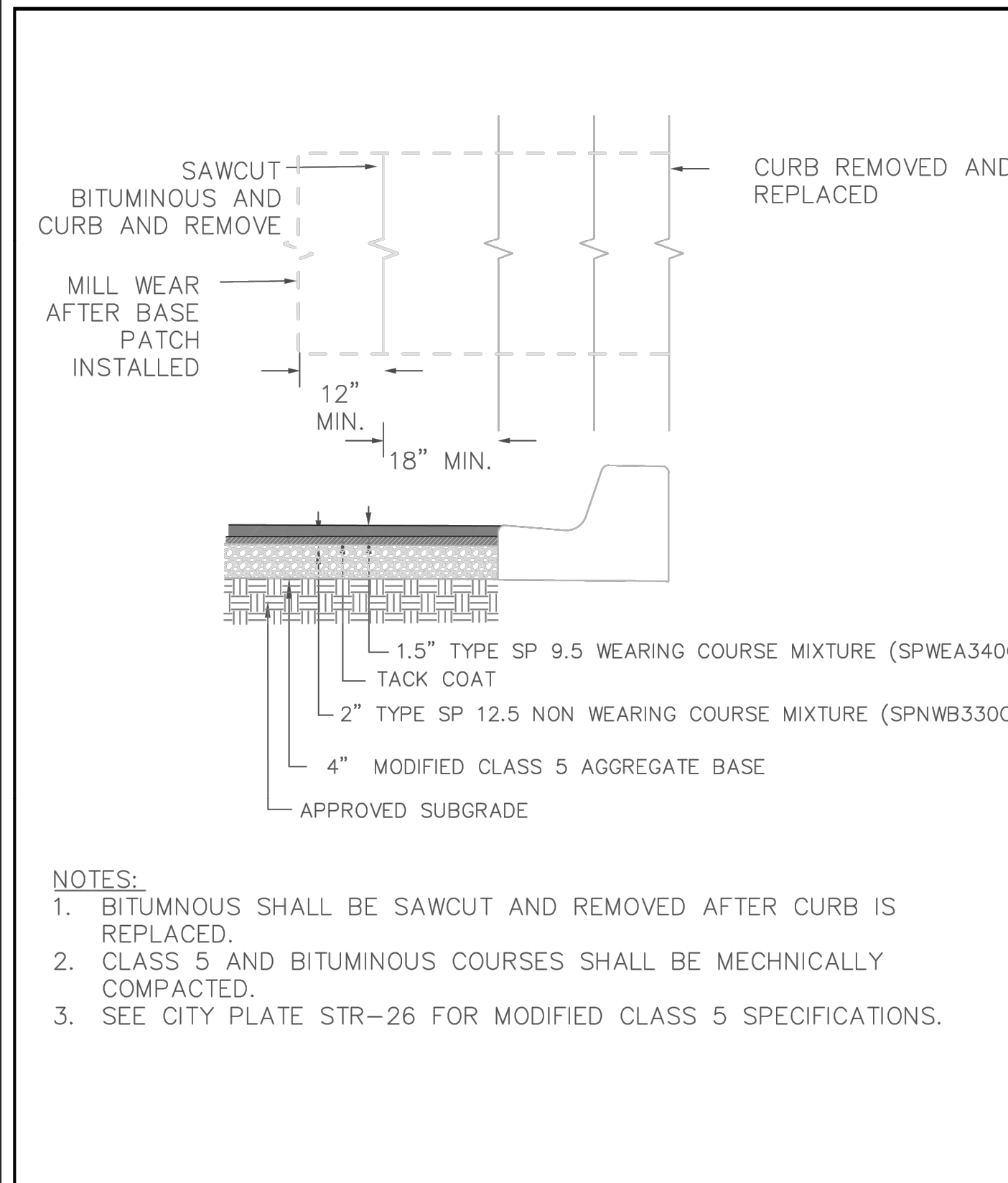
STANDARD DETAILS: RESIDENTIAL DRIVEWAY
 CITY PLATE No. STR-19



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

APPROVED: 9 - 2011

STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS
 CITY PLATE No. STR-20



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

APPROVED: 3 - 2022

STANDARD DETAILS: STREET PATCHING STANDARDS
 CITY PLATE No. STR-25

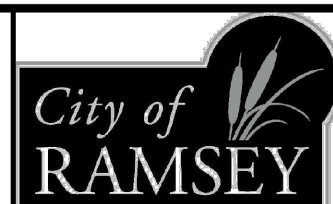
TABLE A MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

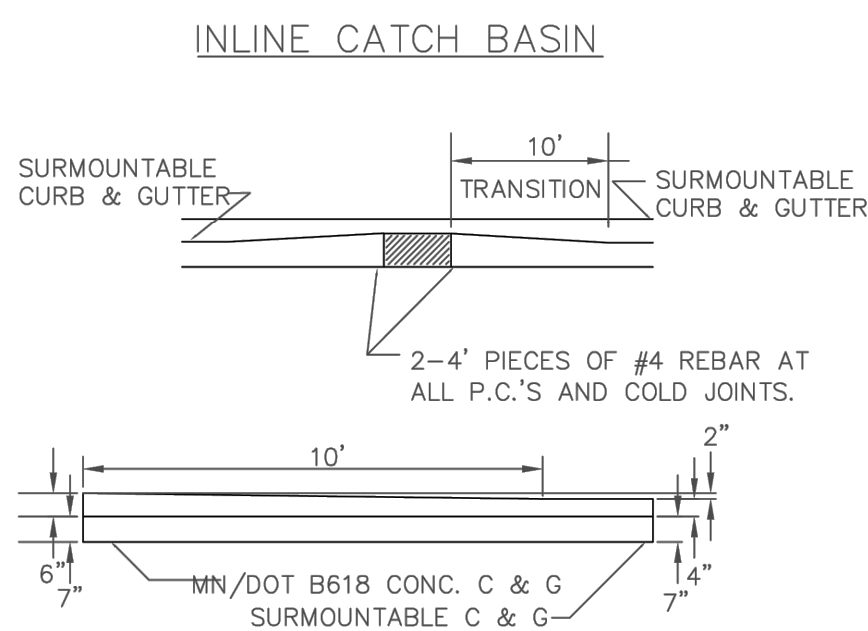
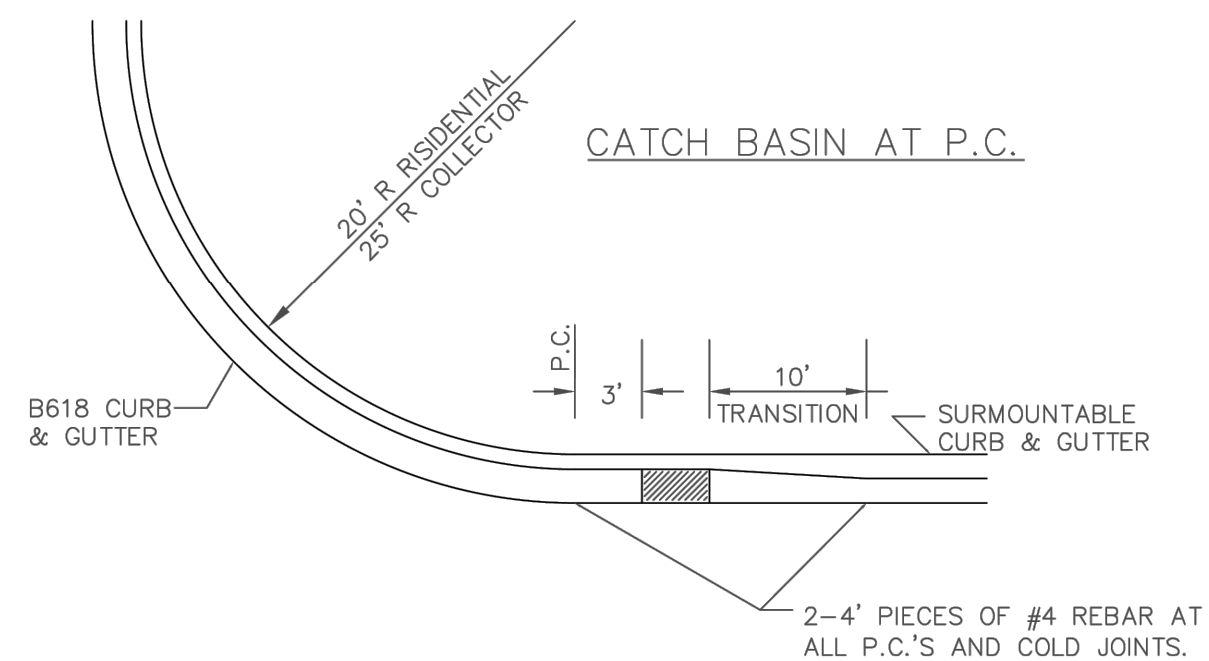
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

APPROVED:
2 - 2003



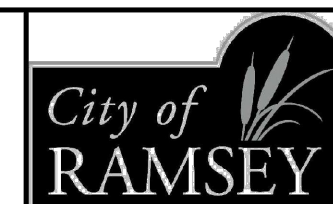
STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS

CITY PLATE No. STR-26



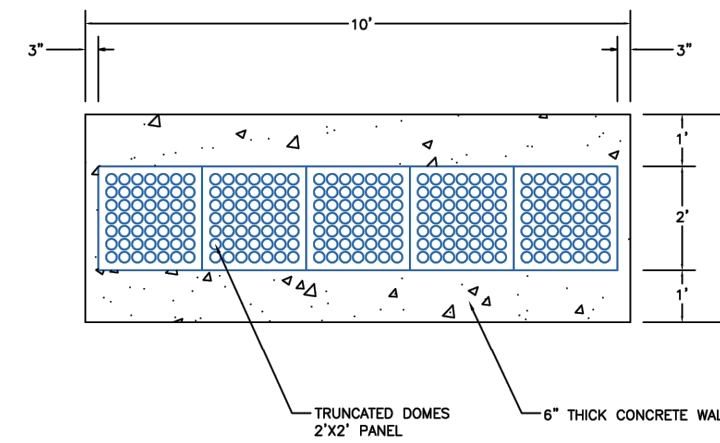
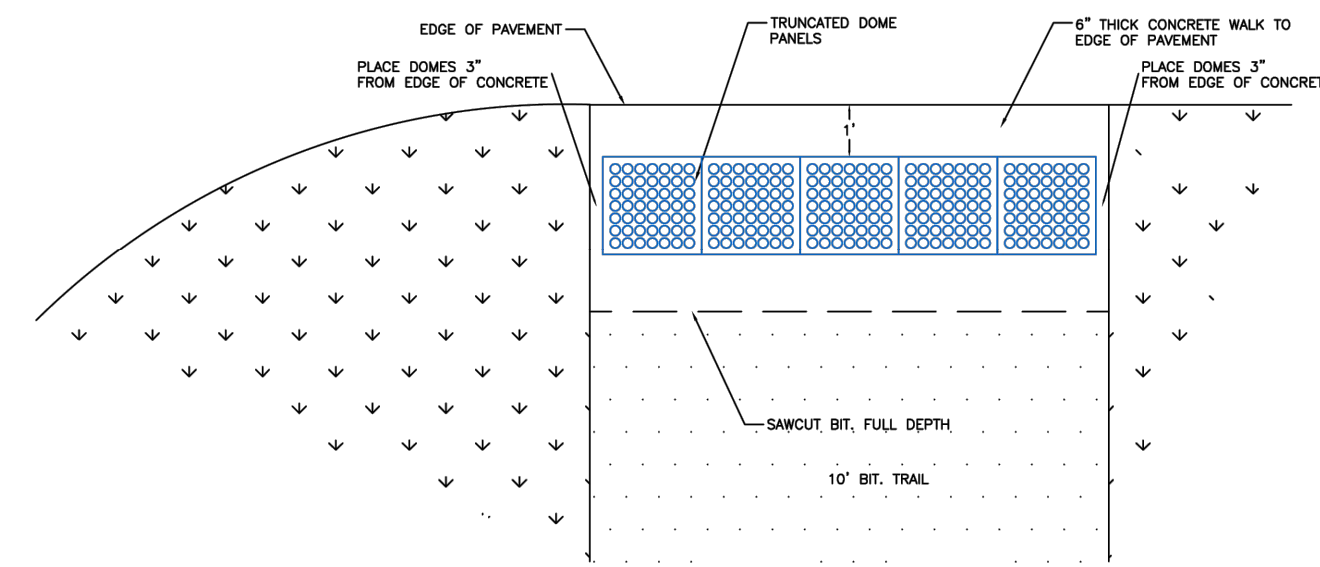
10' TRANSITION

APPROVED:
4 - 2016



STANDARD DETAILS:
CATCHBASIN PLACEMENT -
SURMOUNTABLE CURB

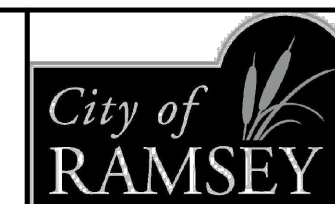
CITY PLATE No. STR-27



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.

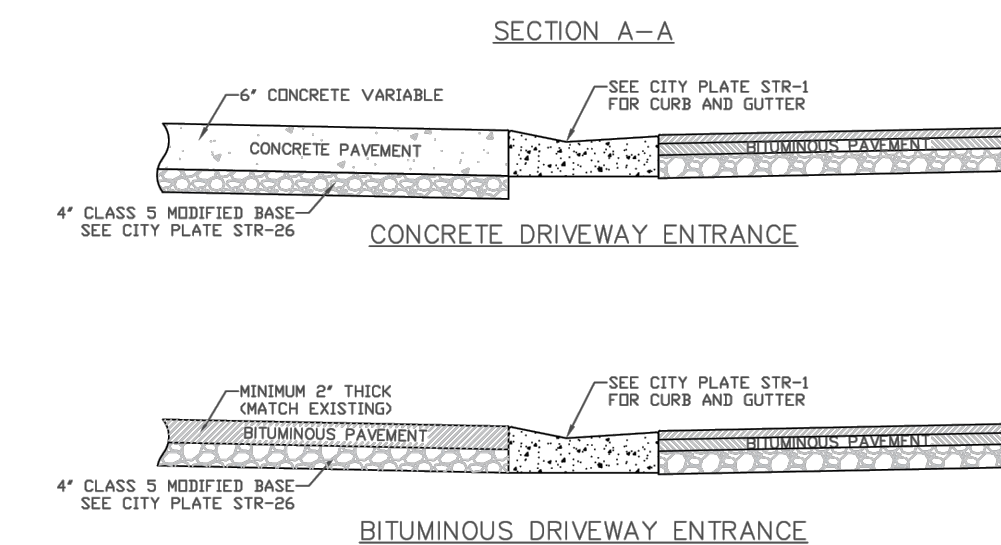
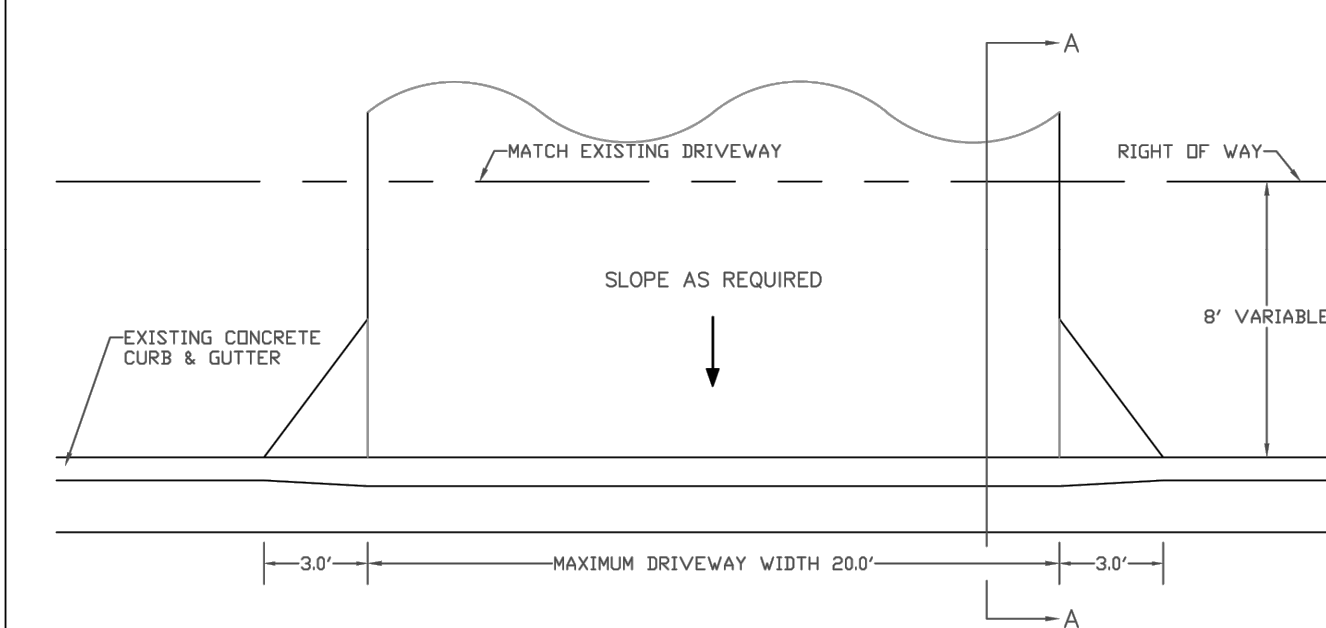
NOTE: NOT TO SCALE

APPROVED:
7 - 2015



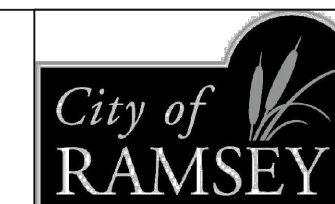
STANDARD DETAILS:
TRUNCATED DOME PLACEMENT -
BITUMINOUS TRAIL NO CURB

CITY PLATE No. STR-28



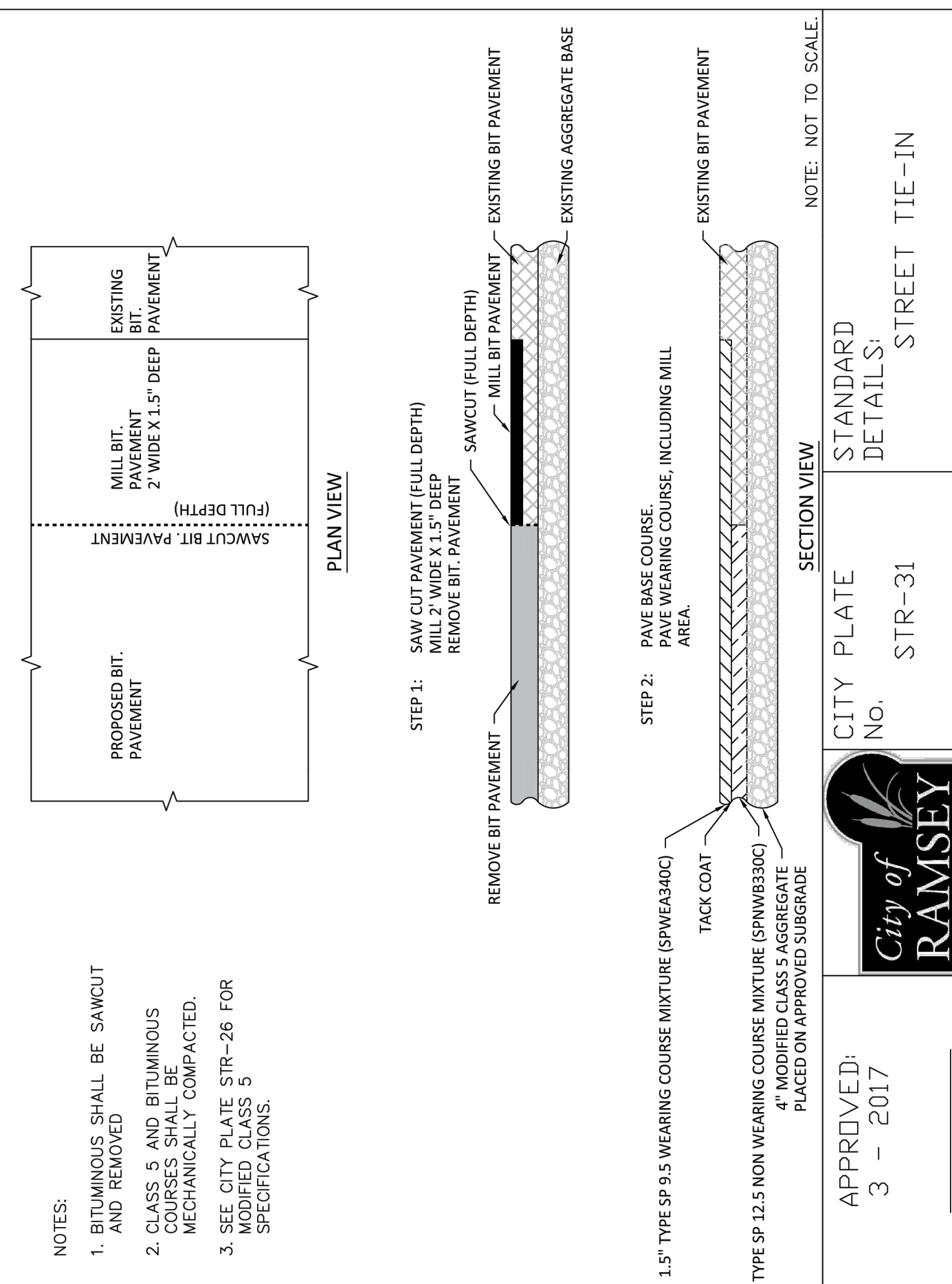
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M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

APPROVED:
1 - 2016



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.

STANDARD DETAILS:
STREET TIE-IN

CITY PLATE No. STR-31



APPROVED:
3 - 2017

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:
TROTTS 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)

- THE PROJECT IS REQUIRED TO MEET THE CONSTRUCTION STORMWATER REQUIREMENTS FOR THE NPDES GENERAL STORMWATER PERMIT AND MNDOT SPEC. 1717, 2573, AND 2575.
- 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.
- LOCATIONS, TYPE AND QUANTITY OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES CAN BE FOUND WITHIN THE CONSTRUCTION PLANS.
- 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.
- 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.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL BMP'S AS NECESSARY TO PREVENT SEDIMENT TRANSPORT PER PERMIT REQUIREMENTS
- INLET PROTECTION, SILT FENCE AND BIOROLLS SHALL BE INSTALLED IN THE FIELD AS SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER.
- 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:

- INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
- INSTALLATION OF SILT FENCE AROUND SITE
- INSTALL DOUBLE SILT FENCE AROUND WETLAND AREAS
- INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
- CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN/POND INSTALL.
- CONSTRUCT TEMP PONDS – CAN USE PROPOSED BASINS AS TEMP PONDS
- CLEAR AND GRUB REMAINDER OF SITE
- STRIP AND STOCKPILE TOPSOIL
- ROUGH GRADING OF SITE
- STABILIZE DENUDED AREAS AND STOCKPILES
- INSTALL SANITARY SEWER, WATER MAIN, STORM SEWER AND SERVICES
- INSTALL SILT FENCE/INLET PROTECTION AROUND CB'S
- INSTALL STREET SECTION
- INSTALL CURB AND GUTTER
- BITUMINOUS ON STREETS
- INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
- FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
- REMOVE ACCUMULATED SEDIMENT FROM BASIN/POND
- FINAL GRAD POND/INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
- 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 – TROTTS 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)

- 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)

- 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.
- 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.
- 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.
- 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)

- 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.
 - THE AREAS NOT TO BE DISTURBED WILL BE DELINEATED THROUGH THE USE OF SILT FENCE, BIOROLLS AND CONSTRUCTION STAKING.
 - THE CONTRACTOR SHALL MAINTAIN A NATURAL, VEGETATED BUFFER ADJACENT TO THE WETLANDS WHEREVER POSSIBLE DURING CONSTRUCTION.
 - TEMPORARY COVER SHALL BE PROVIDED USING TEMPORARY SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH.
- 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
- THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL EROSION PREVENTION MEASURES NECESSARY FOR CONFORMANCE TO THE NPDES CONSTRUCTION PERMIT THROUGHOUT CONSTRUCTION.
- 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.
 - LAST 200 LINEAL FEET OF DITCH OR SWALE 24 HOURS OF CONNECTION TO SURFACE WATERS
 - REMAINING DITCH OR SWALE 7 DAYS
 - PIPE AND CULVERT OUTLETS 24 HOURS
 - EXPOSED SOIL AND STOCKPILES 7 DAYS

SEDIMENT CONTROL PRACTICES (9.1)

- SILT FENCE AND ALL OTHER DOWN GRADIENT PERIMETER CONTROL DEVICES SHALL BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
- EROSION CONTROL BLANKET AND BIOROLLS SHALL BE PLACED WITHIN THE DITCH BOTTOMS WITHIN 24 HOURS AFTER FINE GRADING.
- 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.
- 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.
- 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.
- 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.
- ANY SEDIMENT CONTROL PRACTICE USING SOIL IMPLEMENTED BY THE CONTRACTOR SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS OF INSTALLATION.

DEWATERING AND BASIN DRAINING (10.1)

- DEWATERING IS NOT ANTICIPATED ON THIS PROJECT. HOWEVER, IF DEWATERING IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A PLAN TO THE ENGINEER FOR ACCEPTANCE.
- IF DEWATERING IS NECESSARY, IT MUST NOT CAUSE NUISANCE CONDITIONS IN SURFACE WATERS FROM DEWATERING AND BASIN DRAINING DISCHARGE.
- 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.
- WHEN POSSIBLE, USE WELL VEGETATED (EG. GRASSY OR WOODED) UPLAND AREAS ON THE SITE TO INFILTRATE DEWATERING WATERS BEFORE DISCHARGED OFF SITE.
- DISCHARGE DIRECTLY INTO A SURFACE WATER OR WETLAND IS NOT PERMITTED. RECEIVING WATERS CANNOT BE USED AS PART OF THE TREATMENT AREA.
- 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.
- 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.
- 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.
- 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)

- THE CONTRACTOR SHALL IDENTIFY A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR TO CONDUCT INSPECTIONS FOR THE PROJECT.
 - 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 FOLLOWS:
 - 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
 - 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.
 - THE CITY OF RAMSEY IS RESPONSIBLE TO MAINTAIN PERMANENT BMP'S.
 - 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).
 - 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
 - REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:
 - 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.
 - REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
 - 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.
 - REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGEWAYS, 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.
 - 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.
 - 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.
- COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, AND OTHER WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
 - CONSTRUCTION MATERIALS NEED TO BE COVERED TO MINIMIZE STORMWATER INTERACTION UNLESS MATERIAL IS NOT A POTENTIAL SOURCE OF STORMWATER CONTAMINATION.
 - 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.
 - 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.
 - 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.

SEE FOLLOWING SHEET FOR CONTINUED SWPPP NOTES

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
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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

S1 OF 30

00-ENG-123074-SHEET-SWPPP

- 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.
- 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 SERVED 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)

- 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.
- 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.
- 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.
- 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)

- 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.
- ALL AREAS SEEDED BY MEANS OF BROADCAST SEEDING SHALL BE HAND RAKED TO INCORPORATE THE SEEDS INTO THE TOPSOIL.
- 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.
- 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 PVIOUS SURFACES.
- PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADEMENT 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)

- 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.
- 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 DOWNGRADEMENT PERIMETER CONTROL IS PROPERLY INSTALLED, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
- 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)

- 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:
 - COPY OF THE SWPPP AND AMENDMENTS
 - TRAINING DOCUMENTATION
 - INSPECTION AND MAINTENANCE RECORDS
- 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.
- 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.
- 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 DESCRIPTION	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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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

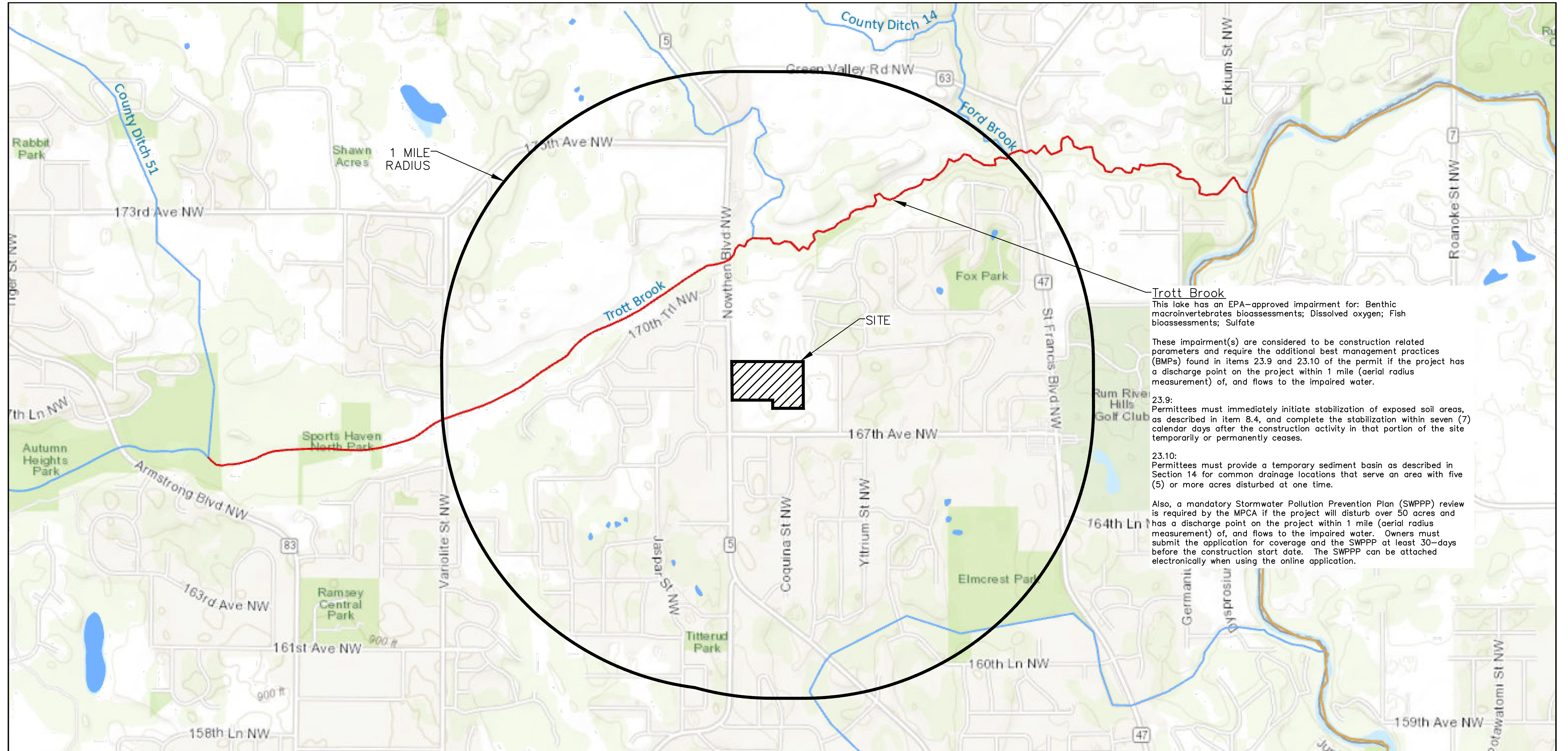
Date
Designed
Drawn

STORMWATER POLLUTION PREVENTION PLAN

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

HARMONY FARMS
RAMSEY, MINNESOTA

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.

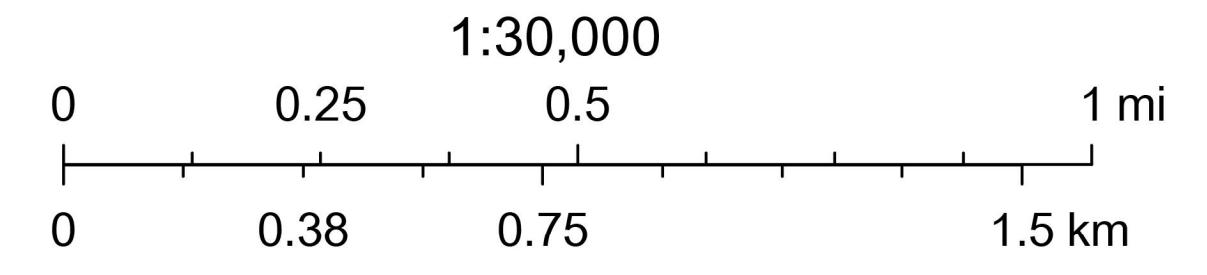
23.9:
 Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

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



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 |



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

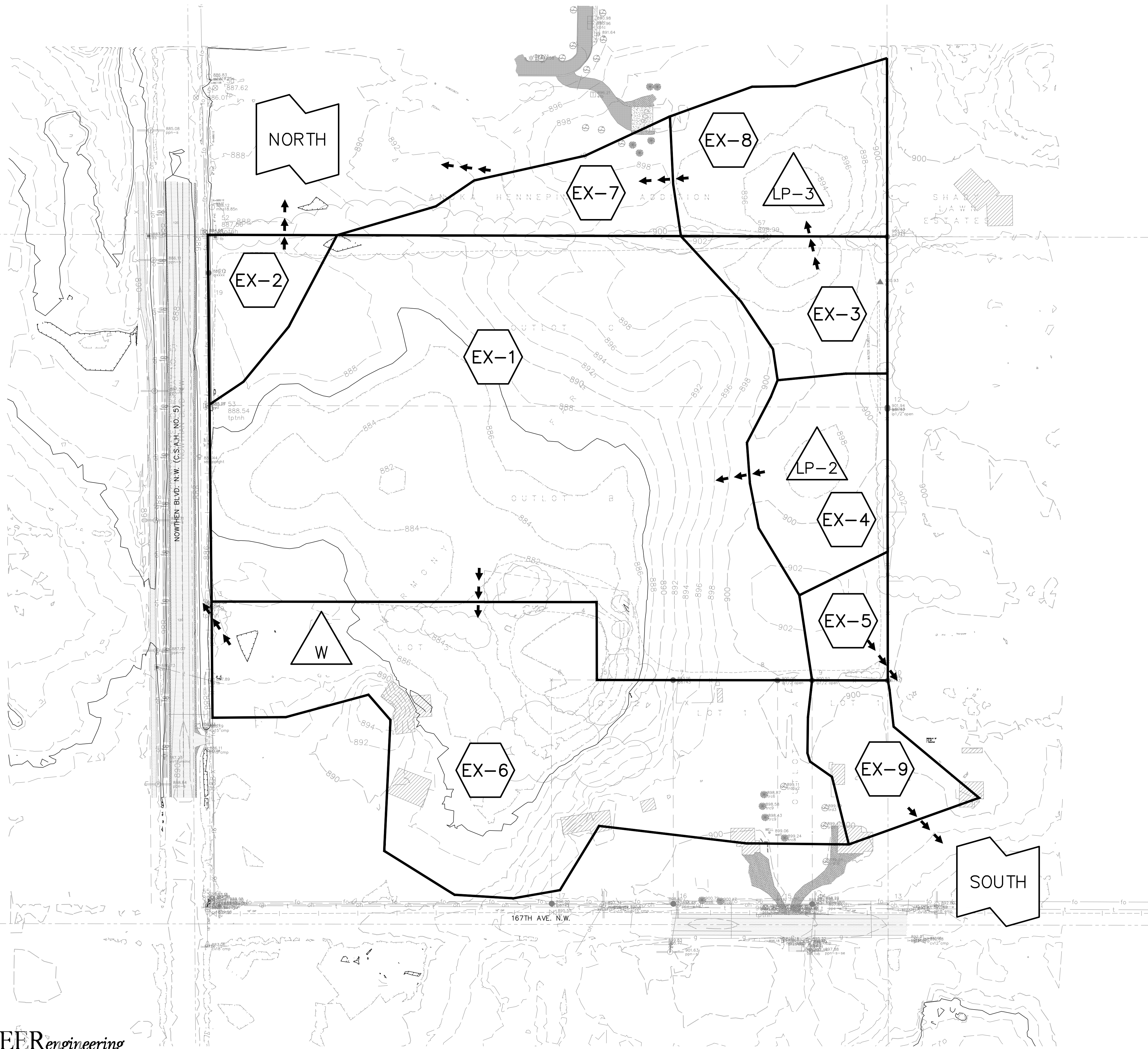
Revisions
 1. 2024-02-05 City Comments

Date: 12-08-2023
 Designed: NAP
 Drawn: PDS

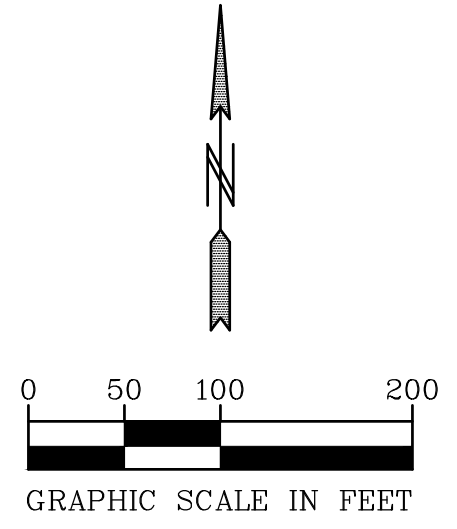
MPCA MAP

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

HARMONY FARMS
 RAMSEY, MINNESOTA



LEGEND	
	SUBCATCHMENT
	POND
	LINK



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

PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
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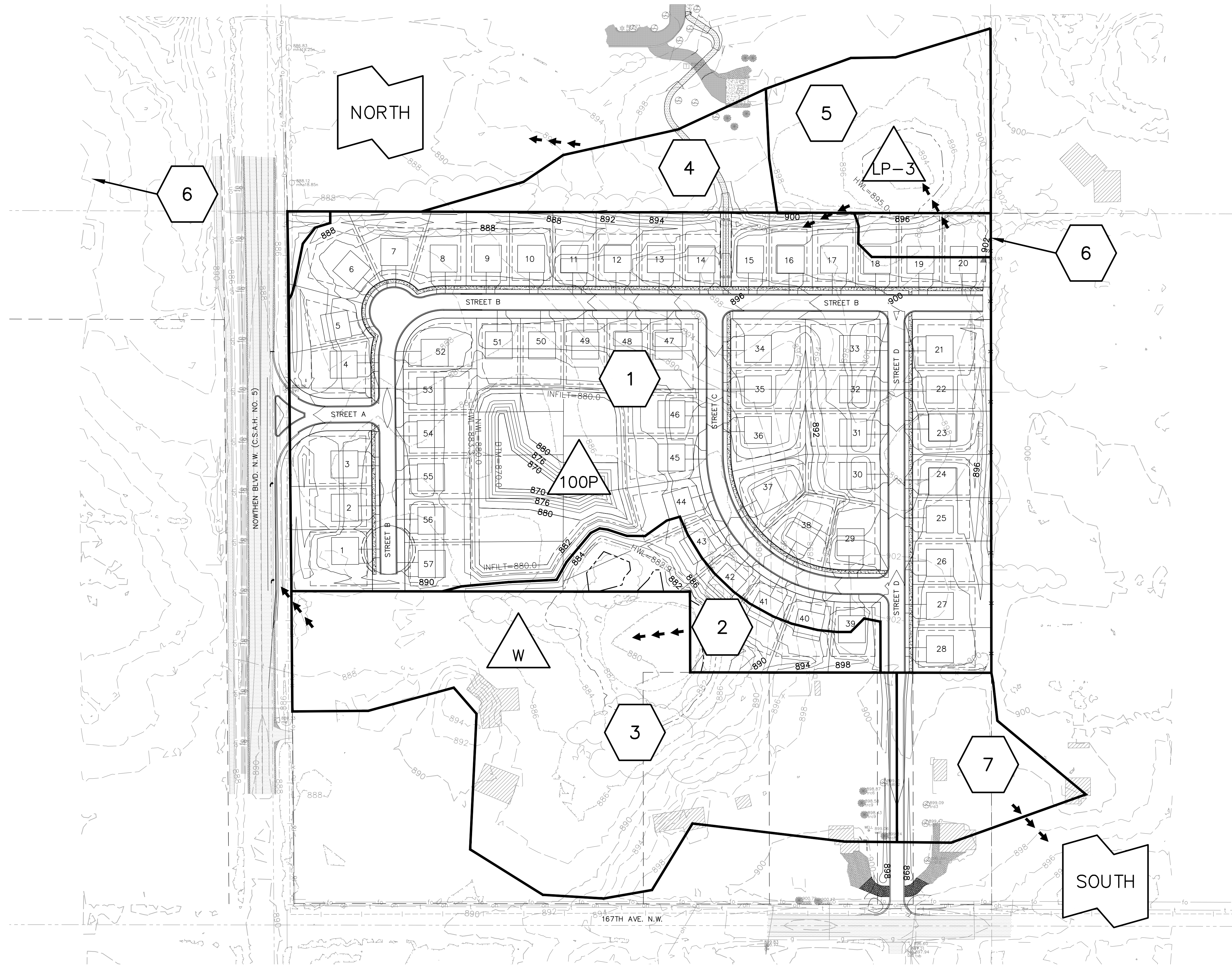
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Brian Molinaro
 Brian N. Molinaro
 Reg. No. 47504 Date 7-10-2023

Revisions
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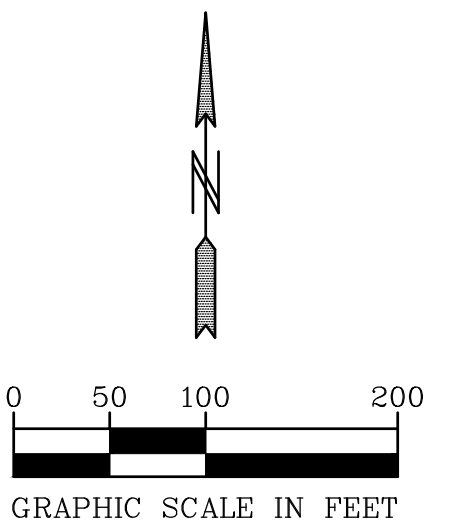
EXISTING HYDROLOGY MAP

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

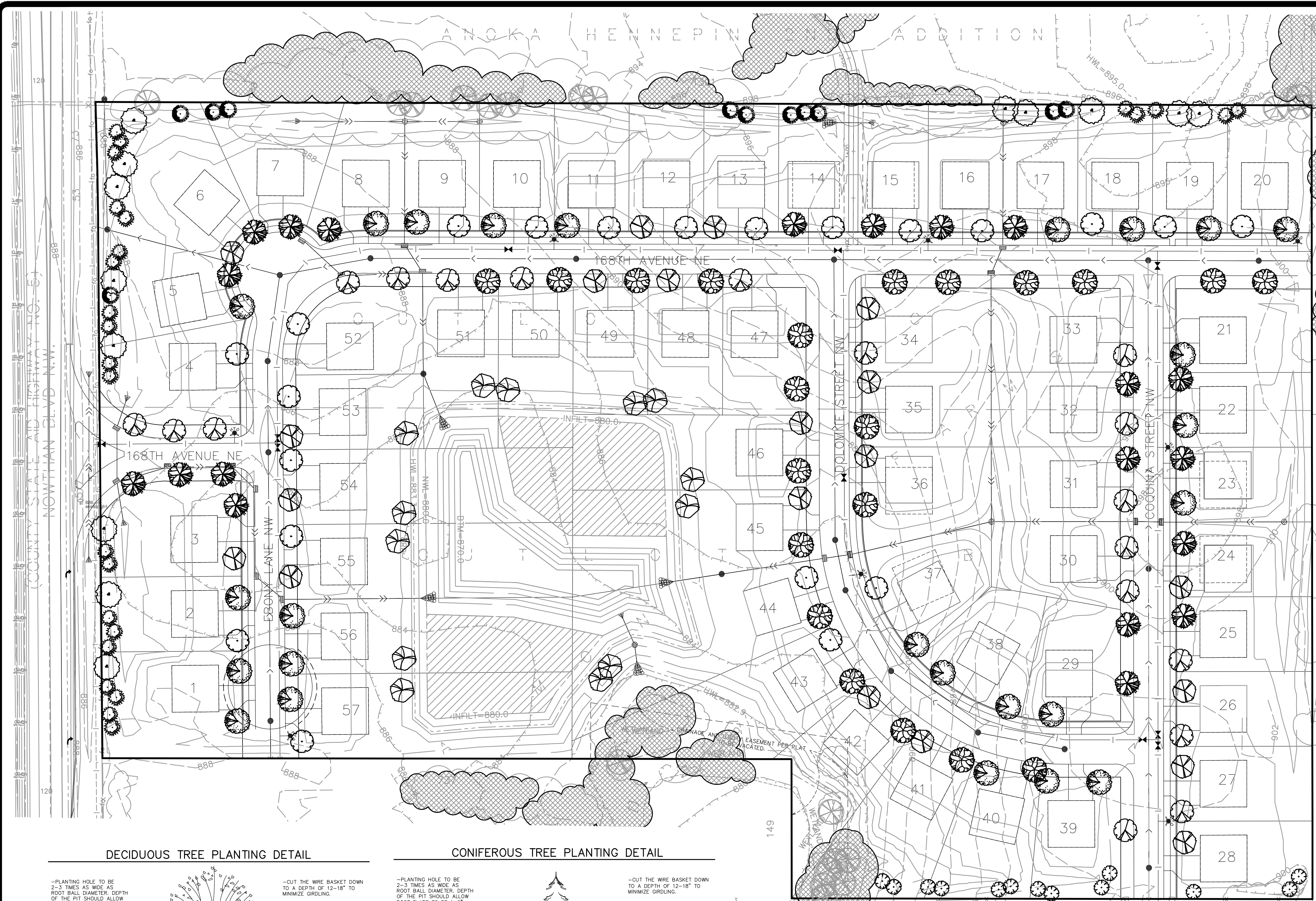
HARMONY FARMS
 RAMSEY, MINNESOTA



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



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"

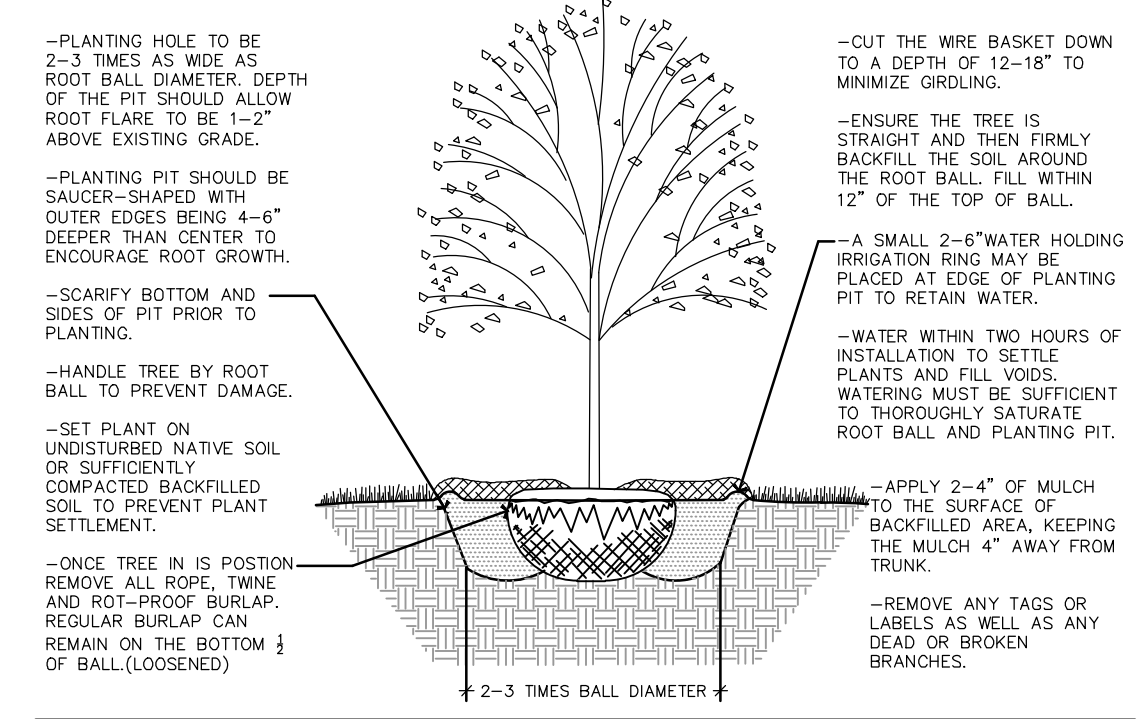
NOTES:

- TREE LOCATIONS MAY BE FIELD ADJUSTED TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.
- ANY IRRIGATION MUST INCLUDE A RAIN SENSOR AND USE WATER EFFICIENT TECHNOLOGY SUCH AS A SMART CONTROLLER OR MOISTURE SENSORS.
- ANY DEVIATION FROM THE PLANTING SCHEDULE (INCLUDING SPECIES AND SIZE) REQUIRES CITY APPROVAL PRIOR TO INSTALLATION.
- 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.

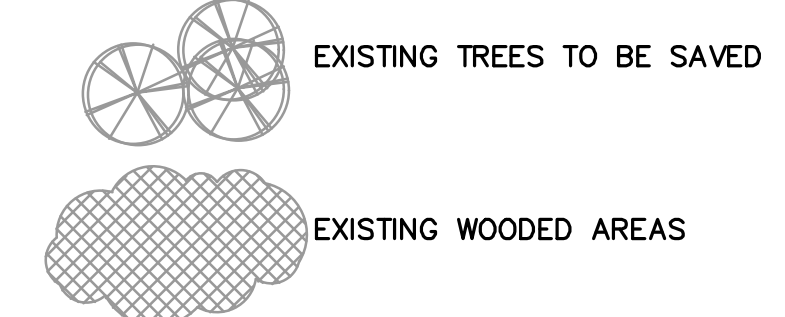
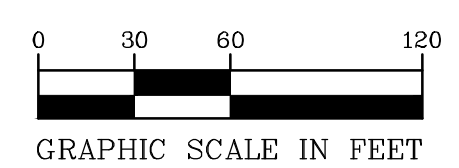
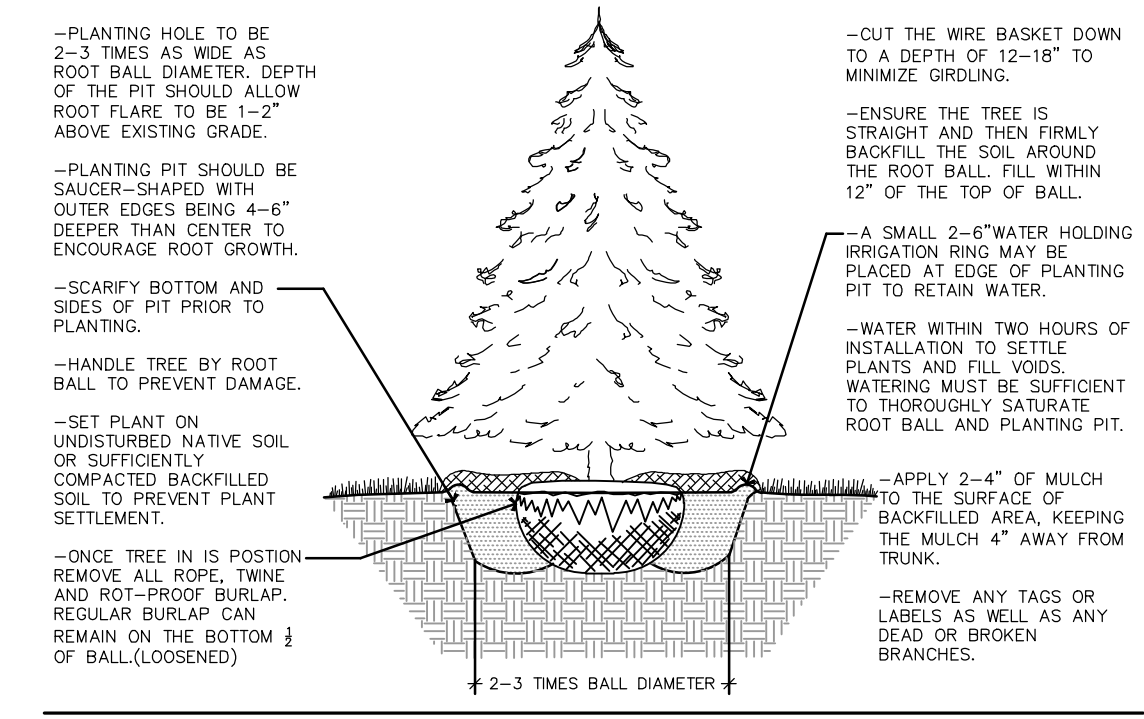
LANDSCAPE NOTES

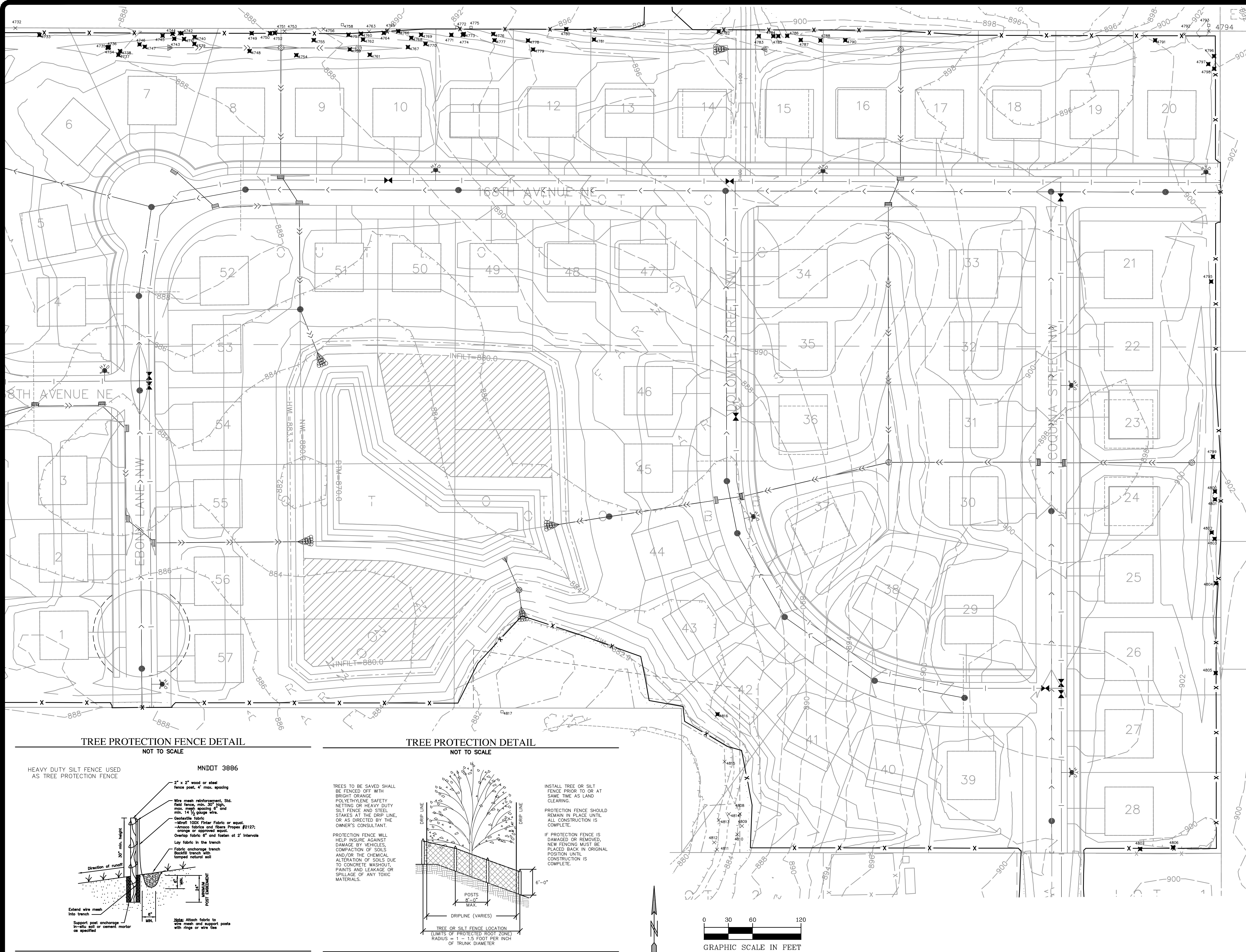
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE 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 STABILITY 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 DISCREPANCY 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.

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL





Tag No.	DBH	Common Name	Scientific Name	Notes	Status
4732	28	Box Elder	<i>Acer negundo</i>		Save
4733	8	Box Elder	<i>Acer negundo</i>		Remove
4734	9	Box Elder	<i>Acer negundo</i>		Remove
4735	8	Box Elder	<i>Acer negundo</i>		Remove
4736	10.9	Box Elder	<i>Acer negundo</i>		Remove
4737	10.9	Box Elder	<i>Acer negundo</i>		Remove
4738	9	Box Elder	<i>Acer negundo</i>		Remove
4739	8	Box Elder	<i>Acer negundo</i>		Remove
4740	16	Box Elder	<i>Acer negundo</i>		Remove
4741	8	Box Elder	<i>Acer negundo</i>		Remove
4742	8	Box Elder	<i>Acer negundo</i>		Remove
4743	13	Box Elder	<i>Acer negundo</i>		Remove
4744	18	Box Elder	<i>Acer negundo</i>		Remove
4745	11	Box Elder	<i>Acer negundo</i>		Remove
4746	9	Box Elder	<i>Acer negundo</i>		Remove
4747	9	Box Elder	<i>Acer negundo</i>		Remove
4748	8	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
4749	16.14	Box Elder	<i>Acer negundo</i>		Remove
4750	18.17	Box Elder	<i>Acer negundo</i>		Remove
4751	9	Box Elder	<i>Acer negundo</i>		Save
4752	15	Box Elder	<i>Acer negundo</i>		Remove
4753	22	Bur Oak	<i>Quercus macrocarpa</i>	hollow at base	Save
4754	8	Box Elder	<i>Acer negundo</i>		Remove
4755	10	American Elm	<i>Ulmus americana</i>		Remove
4756	18	Box Elder	<i>Acer negundo</i>		Save
4757	12	Hackberry	<i>Celtis occidentalis</i>		Remove
4758	24	Bur Oak	<i>Quercus macrocarpa</i>		Off-Site
4759	8	Black Cherry	<i>Prunus serotina</i>		Remove
4760	28	Bur Oak	<i>Quercus macrocarpa</i>		Remove
4761	8	Box Elder	<i>Acer negundo</i>		Remove
4762	8	American Elm	<i>Ulmus americana</i>		Remove
4763	20	Bur Oak	<i>Quercus macrocarpa</i>		Save
4764	21	Bur Oak	<i>Quercus macrocarpa</i>		Remove
4765	21	Bur Oak	<i>Quercus macrocarpa</i>		Save
4766	8	American Elm	<i>Ulmus americana</i>		Remove
4767	12	Hackberry	<i>Celtis occidentalis</i>		Remove
4768	8	Hackberry	<i>Celtis occidentalis</i>		Remove
4769	8	Hackberry	<i>Celtis occidentalis</i>		Remove
4770	8	American Elm	<i>Ulmus americana</i>		Remove
4771	21	Bur Oak	<i>Quercus macrocarpa</i>		Remove
4772	8	Hackberry	<i>Celtis occidentalis</i>		Off-Site
4773	29	Bur Oak	<i>Quercus macrocarpa</i>		Remove
4774	8	Box Elder	<i>Acer negundo</i>		Remove
4775	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Off-Site
4776	22.22, 21.20	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4777	10	Hackberry	<i>Celtis occidentalis</i>		Remove
4778	8	Box Elder	<i>Acer negundo</i>		Remove
4779	8.7	Box Elder	<i>Acer negundo</i>		Remove
4780	8	Hackberry	<i>Celtis occidentalis</i>		Remove
4781	17, 17.17, 15.12	Silver Maple	<i>Acer saccharinum</i>		Remove
4782	10.9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4783	29.19	Silver Maple	<i>Acer saccharinum</i>		Remove
4784	17.8	Silver Maple	<i>Acer saccharinum</i>		Remove
4785	14	Silver Maple	<i>Acer saccharinum</i>		Remove
4786	16.15, 14.12	Silver Maple	<i>Acer saccharinum</i>		Remove
4787	18.16	Silver Maple	<i>Acer saccharinum</i>		Remove
4788	20.19, 15	Silver Maple	<i>Acer saccharinum</i>		Remove
4790	24.19, 17	Silver Maple	<i>Acer saccharinum</i>		Remove
4791	9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4792	8	Hackberry	<i>Celtis occidentalis</i>		Save
4793	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Off-Site
4794	9	Black Cherry	<i>Prunus serotina</i>		Save
4795	15.14, 13.11, 10.10	Silver Maple	<i>Acer saccharinum</i>		Remove
4796	9.6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4797	5	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4798	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4799	9	Siberian Elm	<i>Ulmus pumila</i>	Exempt-Invasive	Remove
4800	18	Green Ash	<i>Fraxinus pennsylvanica</i>	40% dead	Remove
4801	22	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
4802	11.9	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
4803	15	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
4804	20.18	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
4805	18.16	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
4806	12	Siberian Elm	<i>Ulmus pumila</i>	Exempt-Invasive	Remove
4807	14.13, 8.8	Siberian Elm	<i>Ulmus pumila</i>	Exempt-Invasive	Remove
4808	13.11, 10.8, 8	Silver Maple	<i>Acer saccharinum</i>		Save
4809	14.12, 9.8	Silver Maple	<i>Acer saccharinum</i>		Save
4810	15.13, 13	Silver Maple	<i>Acer saccharinum</i>		Save
4811	9.7	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
4812	8	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
4813	8	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
4814	15.14, 13.10, 9.9	Silver Maple	<i>Acer saccharinum</i>		Save
4815	14	Weeping Willow	<i>Salix babylonica</i>		Save
4816	8.6	Box Elder	<i>Acer negundo</i>		Remove
4817	16.16	Green Ash	<i>Fraxinus pennsylvanica</i>		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.

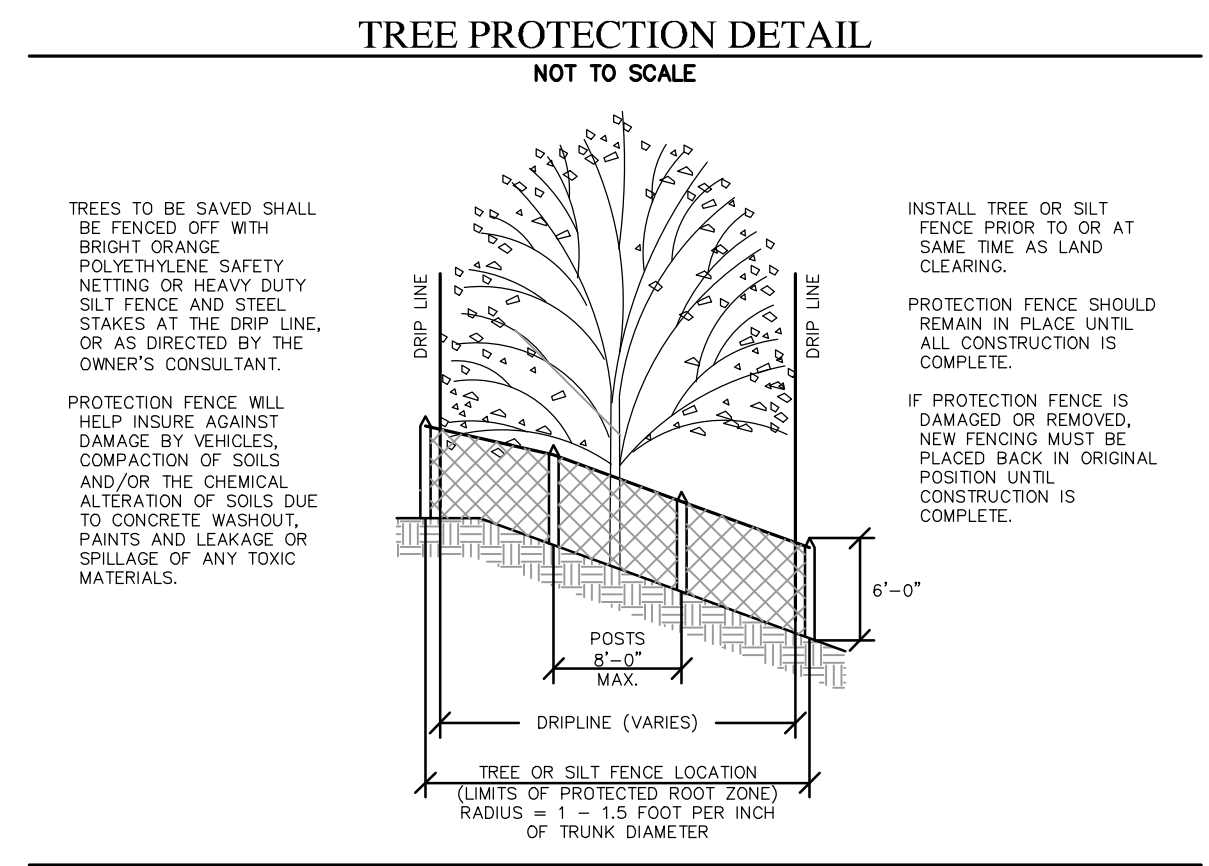
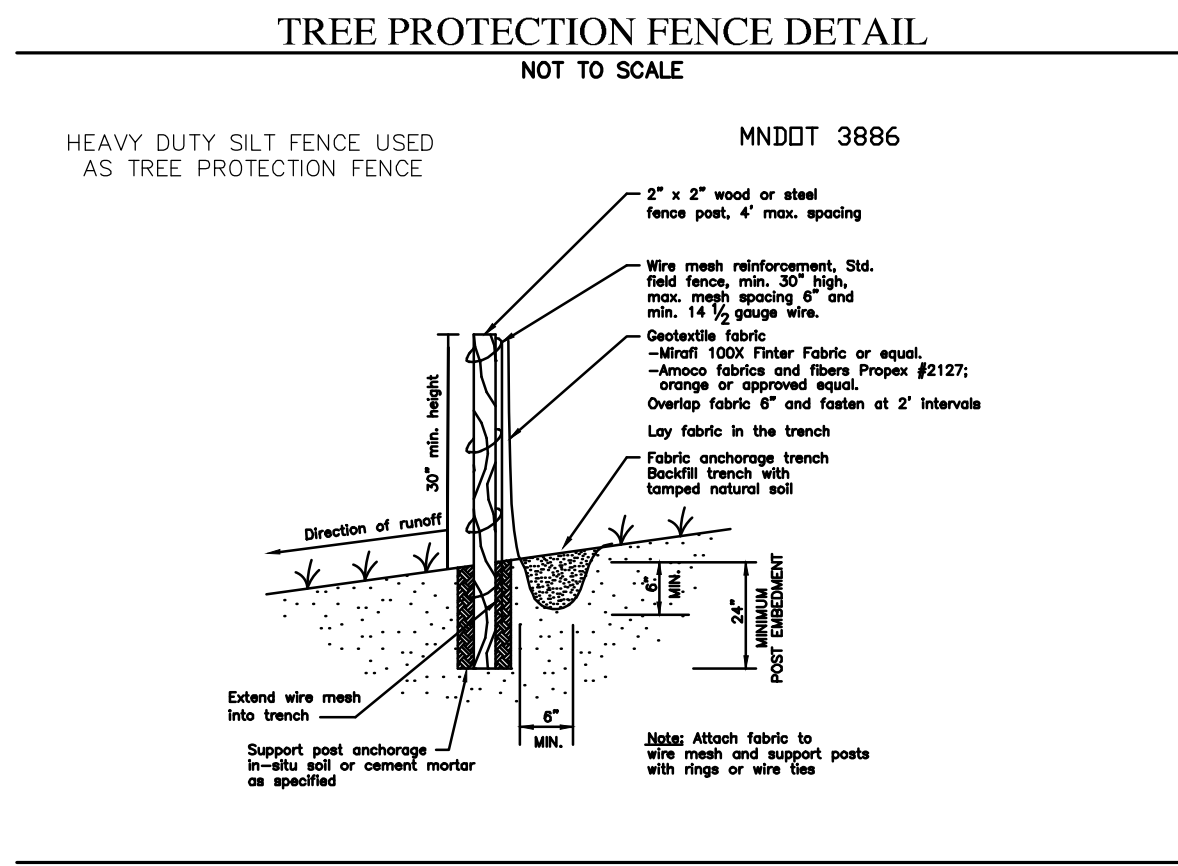
NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

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).



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-060

RESOLUTION APPROVING THE PRELIMINARY PLAT OF HARMONY FARMS

WHEREAS, Mr. Josh Metzger, on behalf of Lennar, hereafter referred to as “Developer,” properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Outlots B and C, Harmony Farms, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the Subject Property is zoned R-1A and guided for low density residential uses in the 2040 Comprehensive Plan, and the proposal aligns with the zoning and guidance; and

WHEREAS, the Planning Commission held a Public Hearing on February 22, 2024, and recommended _____ of the Preliminary Plat; and

WHEREAS, the City Council reviewed the request during their regular meeting on March 12, 2024.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants preliminary plat approval of Harmony Farms in accordance with relevant City Codes, subject to the following conditions:
 - a. Plans subject to compliance with Staff Review Comments.
 - b. Approval from the Lower Rum River WMO.
 - c. Final construction plans and easement approval by City Engineer.
 - d. The Developer must enter into a Development Agreement with the City, identifying standard development fees and escrows and including a provision for the construction of Coquina Street NW across a City-owned outlet.
 - e. The Developer must work with ISD #11 on an agreement to construct the trail connection across school property.
 - f. All necessary permits from the Anoka County Highway Department for the construction along Nowthen Boulevard NW.

4	74	Unresolved	Engineering Tech	7.10 Preliminary Storm Sewer Plan.pdf	Logan Czech	CB-138 - CBMH-137	Invert drops over 2' in 62', which doesn't match the 0.50% grade.	12/20/2023 10:27	Logan Czech	Plans only show invert of lowest pipe into a structure Full design will be provided with final construction plans
4	75	Unresolved	Engineering Tech	7.10 Preliminary Storm Sewer Plan.pdf	Logan Czech	CBMH-137 - CBMH-133	Invert drop doesn't match 0.50% grade.	12/20/2023 10:27	Logan Czech	Plans only show invert of lowest pipe into a structure Full design will be provided with final construction plans
4	76	Unresolved	Engineering Tech	7.10 Preliminary Storm Sewer Plan.pdf	Logan Czech	CBMH-134 - CBMH-133	Invert drop doesn't match 0.50% grade. It appears that these structures have multiple invert elevations even though only 1 is called out so I am not going to comment on every line, but plans need to include every invert elevation and a direction for each invert to distinguish them.	12/20/2023 10:27	Logan Czech	Plans only show invert of lowest pipe into a structure Full design will be provided with final construction plans
4	51	Unresolved	City Planner	3.10 Preliminary Plat.pdf	TL	Changemark note #03TL	Ebony St. NW	12/19/2023 10:32	Todd Larson	revised
4	52	Unresolved	City Planner	3.10 Preliminary Plat.pdf	TL	Changemark note #04TL	168th Lane NW	12/19/2023 10:32	Todd Larson	revised
4	58	Unresolved	City Planner	3.10 Preliminary Plat.pdf	TL	Changemark note #10TL	What outlots?	12/19/2023 10:32	Todd Larson	revised

Regular Planning Commission**Meeting Date:** 02/22/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Discuss a Zoning Amendment to Allow Higher Density Residential Development in the COR (proposed Norhart development)

Purpose/Background:

Staff have received a Land Use Application from Norhart to request a Site Plan Review, Zoning Amendment, and Variance to the Height Regulations in the COR Zoning District. While the full application is scheduled to be heard by the Planning Commission on March 28th, Staff wanted direction on how to pursue a Zoning Amendment to allow the proposed density of the project.

Currently, the Subject Property is zoned COR-4b, which allows a residential density of four to fifteen (4-15) units per acre. Norhart's project is proposing 223 residential units on a four-acre parcel, resulting in a proposed residential density of about 55 units per acre. Thus, Staff is looking for guidance on how to accommodate Norhart's request. There are two different methods that Staff could pursue:

1. Rezone the Subject Property from COR-4b to COR-4c to accommodate the density. While COR-4b is limited to four to fifteen (4-15) units per acre, the COR-4c zoning district allows fifteen or more (15+) per acre.
2. Amend the Zoning Code to allow higher unit-per-acre densities in the COR-4b zoning district. This method could include any of the following components:
 - Raising the current maximum density from fifteen units per acre to a higher number;
 - Allowing densities higher than fifteen units per acre when the development exceeds four stories in height and/or includes added amenities for residents;
 - Eliminating the maximum density altogether. (This would result in any development in the COR-4b zoning district needing to meet or exceed four units per acre, but would not prohibit developers from proposing higher densities.)

Staff is looking for guidance from the Planning Commission to determine the best method to address density for the Norhart property and for any future development in the COR.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Additionally, the Applicant is purchasing this property from the City.

Recommendation:

While Staff has no recommendation on this item, it is requested that Planning Commission provides feedback and guidance to Staff to determine which method to address zoning and density regulations for the Norhart development.

Outcome/Action:

Provide feedback and guidance to Staff to guide Norhart's Land Use Application for the March Planning Commission meeting.

Attachments

Site Plan

Images

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 02/15/2024

Reviewed By

Brian Hagen

Date

02/15/2024 08:43 AM

Started On: 02/14/2024 10:40 AM

