

**City of Ramsey**  
**Agenda**  
**Special Planning Commission**  
**Thursday June 19, 2012**  
**7:00 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
- 5. Public Hearing/Commission Business**
  1. PUBLIC HEARING: Consider Preliminary Plat Approval and Zoning Amendment for COR THREE (North Commons) Located North of Bunker Lake Boulevard and West of Armstrong Boulevard; Case of the City of Ramsey Housing and Redevelopment Authority (HRA)
- 6. Commission/Staff Input**
- 7. Adjournment**

**Special Planning Commission**

**5. 1.**

**Meeting Date:** 06/19/2012

**By:** Tim Gladhill, Community Development

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Information

Title:

PUBLIC HEARING: Consider Preliminary Plat Approval and Zoning Amendment for COR THREE (North Commons) Located North of Bunker Lake Boulevard and West of Armstrong Boulevard; Case of the City of Ramsey Housing and Redevelopment Authority (HRA)

Background:

The City of Ramsey Housing and Redevelopment Authority (HRA) has submitted a preliminary plat, site plan, and zoning amendment to develop 17 single-family homes and a public park on approximately 12.93 acres in Ramsey Town Center 8th Addition. The proposed development is located north of Bunker Lake Blvd and west of the extension of Town Center Drive.

The following items are enclosed for your review:

1. Site location map
2. Preliminary Plat
3. Grading Plan
4. Representative Architectural Elevations of Potential Units
5. City Staff Review File dated June 15, 2012

Notification:

In accordance with City Code, residents within 700 feet were notified of the subject property were notified of the preliminary plat public hearing. The Public Hearing was published in the Anoka County Union.

Observations:

The subject property is currently zoned COR-4a Neighborhood District and COR-5 Park and Open Space. The COR-4a sub-district allows for a mix of residential uses at a net density up to 10 units per acre. As submitted, the preliminary plat for the COR THREE subdivision has a gross density of 3.26 units per acre. The Applicant will need to supply the City with net density calculations. When factoring the existing 8th, 9th, and 10th additions, it appears that the overall net density of the area will be in compliance with density requirements of the Design Framework.

The development is proposing single family homes. The Applicant has submitted architectural elevations representative of what will be built. As the single family units will have a wide variety of styles, it is not possible to provide architectural elevations of every unit. Each single family unit will receive Staff review and approval before release of building permit. It should be noted that the Design Framework establishes minimum architectural elements including, but not limited to, minimal vinyl siding of the front facade, minimum brick, required front porch, and minimum roof pitch. The maximum front yard setback from the sidewalk is 25 feet, and the minimum driveway length is 25 feet.

The proposed development will be serviced by existing public streets. Special care will need to be coordinated with the City's Engineering Division to construct new utility services requiring disruption in existing pavement. A staging and detour plan will need to be submitted to the City Engineer for review to ensure adequate access to existing development at all times. The COR-4a District requires two (2) off-street parking spaces for each unit; the double garages and driveways provide four (4) off-street parking spaces for each unit.

The Park Commission reviewed the Park Dedication requirements at their June 14th meeting. Staff will provide a summary of that discussion at the meeting.

The Grading and Drainage and Utility Plans have been reviewed. A preliminary list of revisions are listed in the City Staff Review Letter. Staff is still receiving and reviewing updates to the drainage, grading, street, and utility plans. Additional information and revisions may be required once the Staff review is complete. It appears that at least one easement will need to be vacated, potentially requiring an application for Easement Vacation.

A Landscaping Plan has been deferred to Building Permit review. The Design Framework specifies in detail landscaping requirements that will be necessary for each unit.

**Funding Source:**

Review of the application is being handled as part of regular Staff duties.

**Staff Recommendation:**

Staff recommends approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Review File dated June 15, 2012
- Approval of the Zoning Amendment for the four (4) single-family units within North Commons.
- Response from the Anoka County Highway Department

**Committee Action:**

Motion to recommend that the City Council adopt the resolution to approve the Preliminary Plat and to adopt the ordinance to approve the Zoning Amendment from COR-5 to COR-4a contingent upon the following:

- Required amendments as outlined in the attached Staff Review File dated June 15, 2012
- Approval of the Zoning Amendment for the four (4) single-family units within North Commons.
- Response from the Anoka County Highway Department

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**Attachments**

[Site Location Map](#)

[Preliminary Plat](#)

[North Commons Project Background](#)

[Architectural Rendering](#)

[Preliminary Plat Resolution](#)

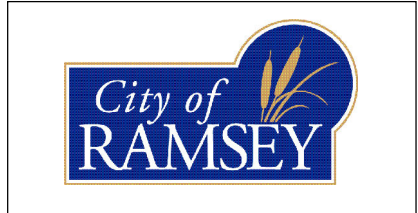
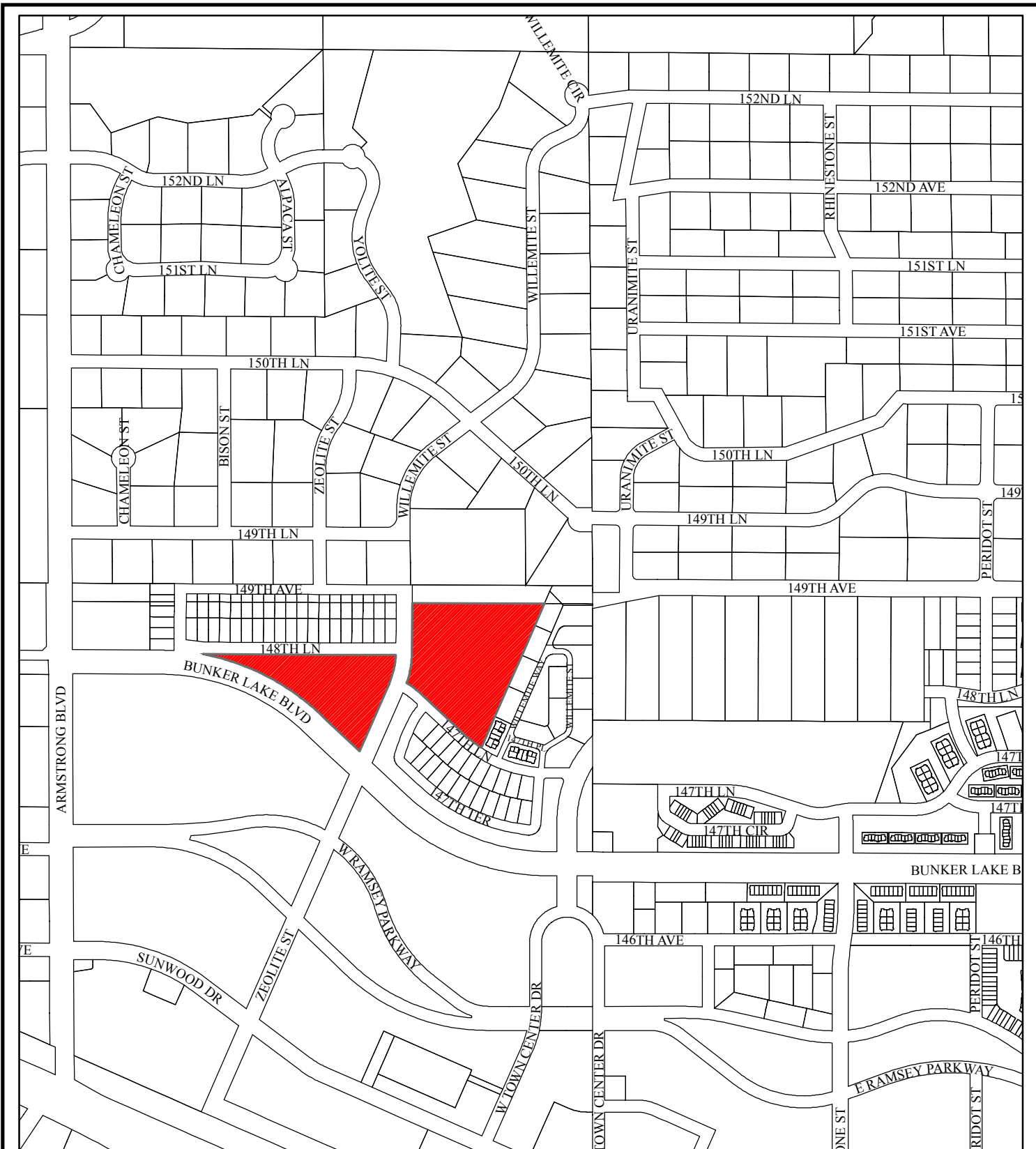
[Zoning Amendment Ordinance](#)

[Staff Report](#)

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**Form Review**

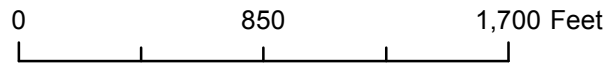
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Chris Anderson	Tim Gladhill	06/15/2012 10:36 AM
Tim Gladhill (Originator)	Tim Gladhill	06/15/2012 11:11 AM
Chris Anderson	Chris Anderson	06/15/2012 11:35 AM
Tim Gladhill (Originator)	Tim Gladhill	06/15/2012 11:41 AM
Form Started By: Tim Gladhill		Started On: 06/15/2012 09:02 AM
	Final Approval Date: 06/15/2012	



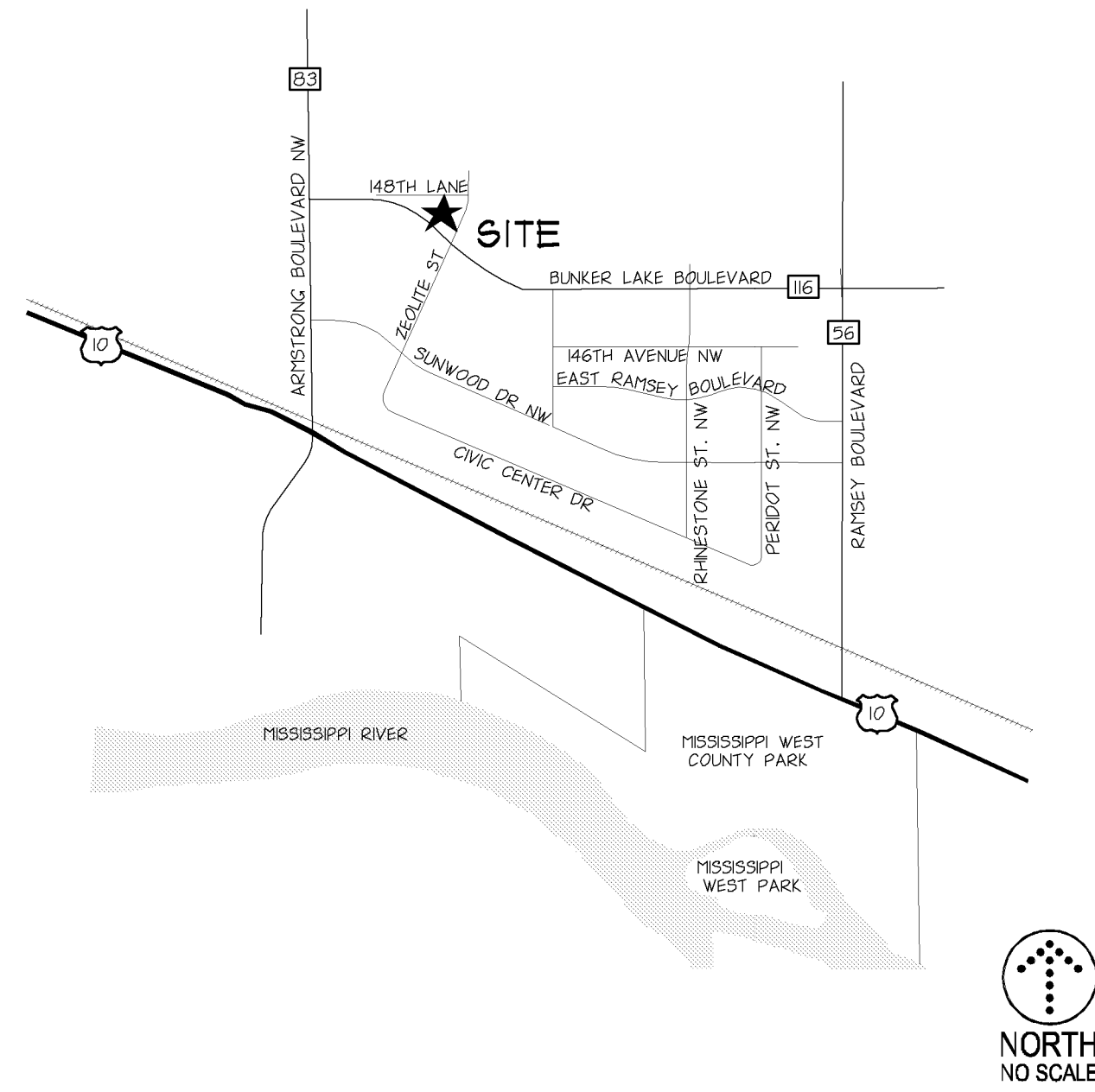
**COR THREE**

**Legend**

- Site
- Parcels



RAMSEY, MN

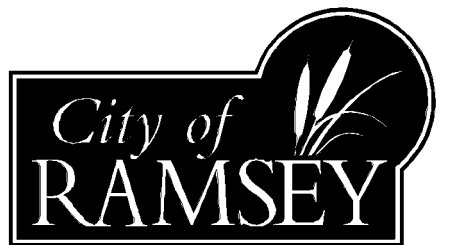


# NORTH COMMONS RAMSEY, MN

DEVELOPER

**RAMSEY HRA**  
7550 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL (763) 427-1410 - FAX (763) 427-5543

MUNICIPALITY



PROJECT

**NORTH COMMONS  
RAMSEY, MINNESOTA**

SHEET INDEX

BREF	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.3	PRELIMINARY PLAT
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL UTILITIES
C4.1	

ABBREVIATIONS

D	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
100 YR.	100 Year Flood Elevation	L.P.	Low Post / Liquid Petroleum
A.B.	Anchor Bolt	L.B.	Pound
A.D.	Area Drain	L.G.U.	Local Government Unit
A/C	Ar Conditionng Unit	LONG.	Longitudinal
ADD.	Addendum	LT.	Light / Lighting
ADJ.	Adjacent / Adjust	MAINT.	Maintenance
AHU	Air Handling Unit	MATL.	Material
ALT.	Alternate	MAX.	Maximum
ALUM.	Aluminum	MECH.	Mechanical
ANOD.	Anodized	MED.	Medium
APPROX.	Approximate	MFG.	Manufacturer
ARCH.	Architect / Architectural	MH	Manhole
AUTO.	Automatic	MN.	Minnesota
AVC.	Average	MNDOT	Minnesota Department of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	M.L.	Million
B/W	Bottom of Wall	N.	North
BPE	Basement Floor Elevation	N.C.	Not in Contract
BIT	Bituminous (Asphaltic)	NTS	Not to Scale
BLDC	Building	NG, OR #	Normal Water Elevation
BSPIT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.C.	On Center
C.F.S.	Cubic Feet Per Second	O.D.	Outside Dimension
C.G.	Center of Gravity	O.E.	Overhead Electric
C.I.	Centerline	OH	Ordinary
C.I.U.	Concrete Masonry Unit	OH.WL	Ordinary High Water Level
C.O.	Cleanout	OPNG.	Opening
C.O.E.	U.S. Army Corps Of Engineers	ORIG.	Original
C.V.	Catch Basin	P.C.	Point of Curvature
CBM	Catch Basin Manhole	P.I.	Point of Intersection
CEM	Cement	P.I.V.	Post Indicator Valve
CP	Cast Iron Pipe	P.L. OR P/L	Property Line
CNP	Corrugated Metal Pipe	P.O.B.	Pounds of Benqmg
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONSTR.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.T.	Point of Vertical Intersection
COP.	Copper	P.E.	Polyethylene
CU.	Cup	PERF.	Perforation of Pedestrian
D.S.	Down Spout	PREP.	Preparation
DEG.	Denotation / Demolish	PROJ.	Proposed
DEPT.	Department	PROP.	Proposed
DET.	Detail	P.V.C.	Poly-Vinyl-Chloride (Pipng)
DIA.	Diameter	P.V.M.	Pavement
DIAG.	Diagram	QTR.	Quarter
DIM.	Dimension	QTY.	Quantity
DIP	Ductile Iron Pipe	R	Radius
DN	Down	RAD.	Radius
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.I.	Expansion Joint	R.O.	Rough Opening
E.O.S.	Emergency Overflow Swale	R.P.	Rough Point
E.W.	Each Way	R.C.P.	Reinforced Concrete Pipe
EA.	Each	R.S.	Rough Slab
EL.	Elevation	RE.	Reinforcing
ELEC.	Electrical	REINF.	Reinforced
ELEV.	Elevation	REQD.	Required
EMER.	Emergency	REV.	Revision / Revised
ENCR.	Enclosure	RGU	Regulatory Government Unit
ENTR.	Entrance	R.O.W. OR R/W	Right of Way
EQU.	Equal	S	Square
EQUIP.	Equipment	S.F.	Square Feet
EQUIV.	Equivalent	SAN.	Sanitary
EXIST.	Existing	S.E.	Side Exit
EXP.	Expansion	S.E.W.O.	Side Exit Walk Out
F. & I	Furnish and Install	SHT.	Sheet
F.B.O.	Furnished by Others	SHT.	Smilor
F.C.	Face of Curb	SHT.	Smilor
F.D.	Floor Drain	SHT.	Smilor
F.D.C.	Fire Department Connection	SHT.	Smilor
F.V.	Field Ventry	SHT.	Smilor
FB	Full Basement	SHT.	Smilor
FBWO	Full Basement Walk Out	SHT.	Smilor
FBLO	Full Basement Look Out	SHT.	Smilor
FDN.	Foundation	SHT.	Smilor
FES	Flared End Section	SHT.	Smilor
FFE	Finished Floor Elevation	SHT.	Smilor
FLR.	Floor	SHT.	Smilor
FT, OR ( )	Foot	SHT.	Smilor
FUT.	Future	SHT.	Smilor
G.B.	Grade Break	SHT.	Smilor
G.C.	General Contractor	SHT.	Smilor
GALL.	Gallon	SHT.	Smilor
GALV.	Galvanized	SHT.	Smilor
GFE	Gross Floor Elevation	SHT.	Smilor
CL.	Class	SHT.	Smilor
GR.	Grade	SHT.	Smilor
H.	Height	SHT.	Smilor
H.P.	High Point	SHT.	Smilor
HDPPEP	High Density Polyethylene Pipe	SHT.	Smilor
HGT.	Height	SHT.	Smilor
HORIZ.	Horizontal	SHT.	Smilor
HVAC	Heating Ventilation, Air Conditioning	SHT.	Smilor
HYD	Hydrant	SHT.	Smilor
I.	Inside Dimension	SHT.	Smilor
I.N. OR ( )	Inches	SHT.	Smilor
INFO.	Information	SHT.	Smilor
INSUL.	Insulation	SHT.	Smilor
INV.	Invert Elevation	SHT.	Smilor

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	CONTOUR		CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		UNDERGROUND STRUCTURE
	CONCRETE		CONCRETE
	CONCRETE CURB		CONCRETE CURB
	EDGE OF PAVEMENT		EDGE OF PAVEMENT
	FENCING		FENCING
	GUARD RAIL		GUARD RAIL
	CONCRETE RETAINING WALL		CONCRETE RETAINING WALL
	FELDSTONE RETAINING WALL		FELDSTONE RETAINING WALL
	MODULAR RETAINING WALL		MODULAR RETAINING WALL
	SOIL BORING		DOORWAY
	LIGHT POLE		LIGHT STANDARD
	TREES		TREES
	DENOTES TREE LIMITS		SLOPE, DIRECTION OF FLOW
	MANHOLE		BOLLARD
	CATCH BASIN		STORM SEWER
	FIRE HYDRANT		SANITARY SEWER-WASTE
	WATER VALVE		FORCE MAN
	FLARED END SECTION		ROOF DRAIN COLLECTOR
	IRON MONUMENT FOUND		WATER MAN
	IRON PIPE MONUMENT SET		FIRE LINE (IF SEPARATE)
	P.K. NAL		FIRE DEPARTMENT CONNECTION
	POWERPOLE		DOMESTIC WATER SERVICE
	GUARD POST		CULVERT & END SECTION
	UTILITY BOX (TV, TEL, ELEC)		GAS LINE
	TRAFFIC BOX		SOL SUBDRAN
	GAS METER		ELECTRIC-OVERHEAD
	TRAFFIC SIGN		ELECTRIC-UNDERGROUND
	GUY WIRE		TELEPHONE-OVERHEAD
	REGISTRAR OF TITLES		TELEPHONE-UNDERGROUND
	COUNTY RECORDER		UNDERGROUND CABLE/TV
	STORM SEWER LINE		UNDERGROUND CABLE T.V.
	SANITARY SEWER LINE		OVERHEAD CABLE T.V.
	WATER MAN		WELL
	UNDERGROUND GAS		RESTRICTED ACCESS
	OVERHEAD TELEPHONE		NOTE NUMBER
	UNDERGROUND TELEPHONE		DENOTES BITUMINOUS SURFACE
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	UNDERGROUND CABLE T.V.		
	OVERHEAD CABLE T.V.		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	CONSTRUCTION LIMITS
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - APPENDIX, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

BENCHMARKS

TNH - FIRST HYDRANT EAST OF TOWN CENTER DRIVE WEST ON NORTH SIDE OF SUNWOOD DRIVE NORTHWEST ELEVATION = 872.07

TNH - 3RD HYDRANT WEST OF PARKING RAMP ON NORTH SIDE OF CIVIC CENTER DRIVE ELEVATION = 870.24

CITY NOTES

- SITE GRADING, LANDSCAPING AND UTILITY INSTALLATIONS MUST BE COMPLETED AS SHOWN WITHOUT ALTERATION. DEVIATIONS FROM PLANS MUST BE CHECKED AND APPROVED BY THE ENGINEERING DEPARTMENT AND/OR THE PLANNING COMMISSION PRIOR TO S&D CHANGE.
- REQUIRED EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AS SHOWN.
- MAN JOB-SITE ENTRANCE MUST BE POSTED WITH THE PROJECT ADDRESS SO THAT IT IS CLEARLY VISIBLE FROM THE STREET. JOB-SITE ADDRESS SIGN MUST BE INSTALLED IN PLACE UNTIL FINAL OCCUPANCY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE WRAPPED OR IF HAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher STATE ONE CALL AT 1800.252.1866 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

SHEET INDEX

C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.3	PRELIMINARY PLAT
C3.1	GRADING, DRAINAGE, PAVING, & EROSION CONTROL UTILITIES
C4.1	

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

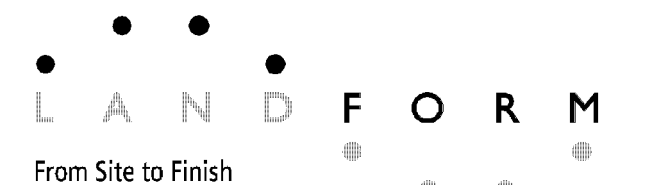
DATE	REVISION	REVIEW

PROJECT MANAGER REVIEW

DATE: 06/06/2012

CERTIFICATION

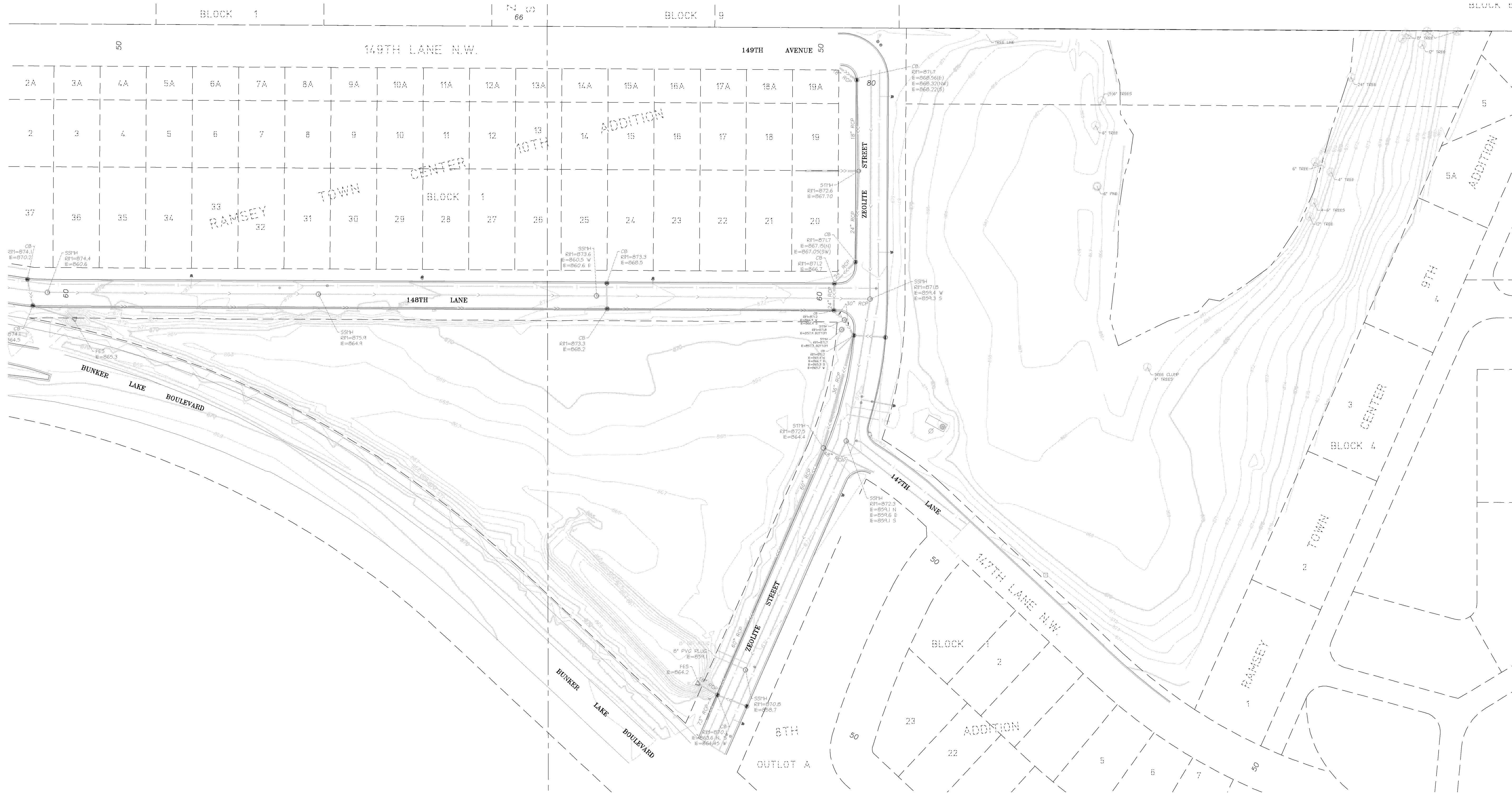
PRELIMINARY PLAT FOR COR THREE  
6 JUNE 2012



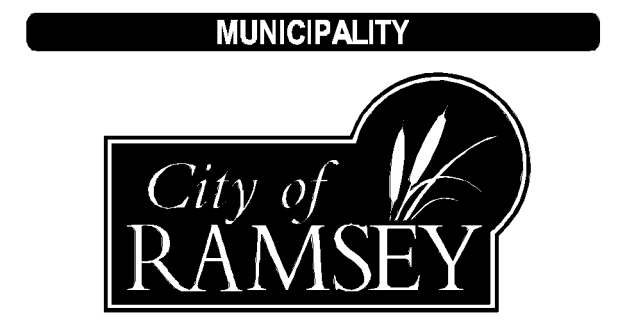
105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME C001RAM021.DWG  
PROJECT NO. RAM12021

CIVIL TITLE SHEET  
**C0.1**  
SHEET NO. /



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**RAMSEY HRA**  
 7560 SUNWOOD DRIVE  
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 TEL (763) 427-1410 - FAX (763) 427-5543



**PROJECT**  
**NORTH COMMONS**  
 RAMSEY, MINNESOTA

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C13	PRELIMINARY PLAT
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL UTILITIES
C41	

**REVISION HISTORY**  
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW

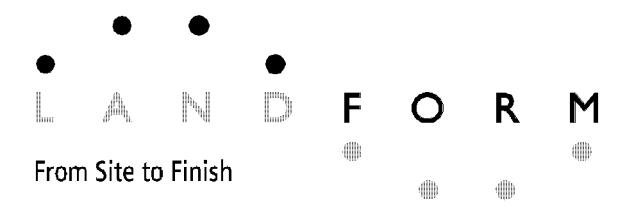
**PROJECT MANAGER REVIEW**

**CERTIFICATION**

**EXISTING CONDITIONS**

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON APRIL 14, 2012, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MN RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

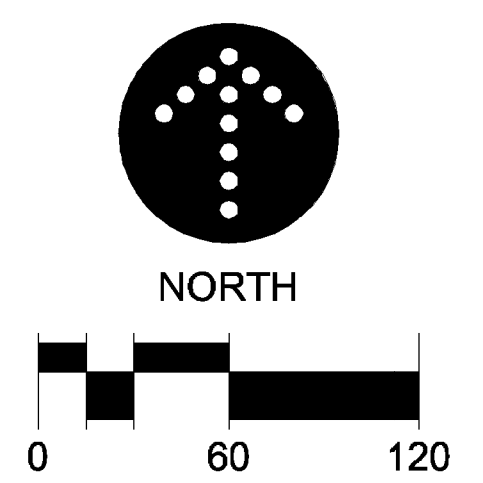
**PRELIMINARY PLAT FOR COR THREE**  
 6 JUNE 2012

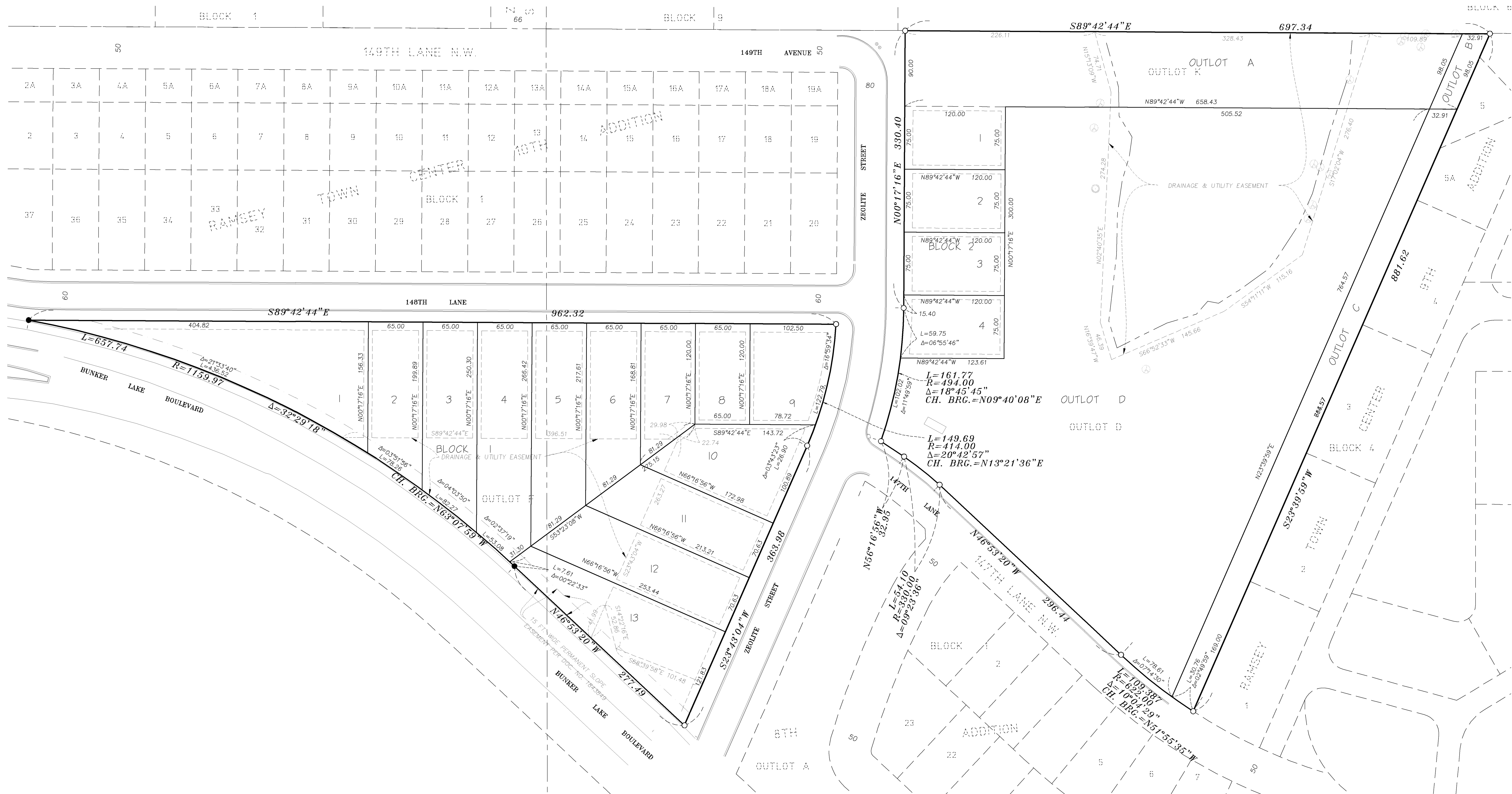


105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C101RAM021.DWG  
 PROJECT NO. RAM12021

**EXISTING CONDITIONS**  
**C1.1**  
 SHEET NO.



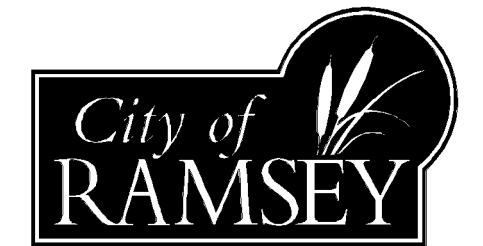


DEVELOPER

**RAMSEY HRA**

7550 SUNWOOD DRIVE  
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MUNICIPALITY



PROJECT

**NORTH COMMONS  
RAMSEY, MINNESOTA**

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**EXISTING LOT AREAS**

OUTLOT D, RAMSEY TOWN CENTER, EIGHTH ADDITION— 31,651 SQ. FT. OR 7.15 ACRES  
OUTLOT F, RAMSEY TOWN CENTER, EIGHTH ADDITION— 19,707 SQ. FT. OR 4.38 ACRES  
OUTLOT K, RAMSEY TOWN CENTER, EIGHTH ADDITION— 61,010 SQ. FT. OR 1.40 ACRES  
TOTAL — 563,368 SQ. FT. OR 12.93 ACRES

**PROPOSED LOT AREAS**

LOT 1, BLOCK 1, COR THREE	— 25,709 SQ. FT.
LOT 2, BLOCK 1, COR THREE	— 11,943 SQ. FT.
LOT 3, BLOCK 1, COR THREE	— 14,541 SQ. FT.
LOT 4, BLOCK 1, COR THREE	— 17,249 SQ. FT.
LOT 5, BLOCK 1, COR THREE	— 15,731 SQ. FT.
LOT 6, BLOCK 1, COR THREE	— 12,554 SQ. FT.
LOT 7, BLOCK 1, COR THREE	— 9,386 SQ. FT.
LOT 8, BLOCK 1, COR THREE	— 7,500 SQ. FT.
LOT 9, BLOCK 1, COR THREE	— 11,244 SQ. FT.
LOT 10, BLOCK 1, COR THREE	— 14,606 SQ. FT.
LOT 11, BLOCK 1, COR THREE	— 13,639 SQ. FT.
LOT 12, BLOCK 1, COR THREE	— 16,480 SQ. FT.
LOT 13, BLOCK 1, COR THREE	— 19,826 SQ. FT.

LOT 1, BLOCK 2, COR THREE	— 9,000 SQ. FT.
LOT 2, BLOCK 2, COR THREE	— 9,000 SQ. FT.
LOT 3, BLOCK 2, COR THREE	— 9,000 SQ. FT.
LOT 4, BLOCK 2, COR THREE	— 9,072 SQ. FT.
OUTLOT A, COR THREE	— 58,048 SQ. FT.
OUTLOT B, COR THREE	— 2,962 SQ. FT.
OUTLOT C, COR THREE	— 19,369 SQ. FT.
OUTLOT D, COR THREE	— 257,210 SQ. FT.
TOTAL	— 563,368 SQ. FT.

**PRELIMINARY PLAT INFORMATION**

- PROPOSED PLAT NAME: COR THREE
- EXISTING LEGAL DESCRIPTION:  
OUTLOT D RAMSEY TOWN CENTER EIGHTH ADDITION  
OUTLOT F RAMSEY TOWN CENTER EIGHTH ADDITION  
OUTLOT K RAMSEY TOWN CENTER EIGHTH ADDITION
- OWNER/SUBDIVIDER: RAMSEY HRA  
7550 SUNWOOD DRIVE  
RAMSEY, MN 55303
- DESIGNER/SURVEYER: LANDFORM  
105 SOUTH FIFTH AVENUE  
SUITE 513  
MINNEAPOLIS, MN 55401
- AREA SUMMARY: SEE AREA TABLES
- EXISTING ZONING: COR-4 AND COR-5
- PROPOSED ZONING: COR-4
- RESIDENTIAL INFORMATION  
AS TO BLOCK 1: PROPOSED SINGLE FAMILY RESIDENTIAL WITH 13 LOTS.  
APPROXIMATE GROSS DENSITY 14.670 D.U./A.  
APPROXIMATE NET DENSITY 9.953 D.U./A.  
AS TO BLOCK 2: PROPOSED SINGLE FAMILY RESIDENTIAL WITH 4 LOTS.  
APPROXIMATE GROSS DENSITY 4.018 D.U./A.  
APPROXIMATE NET DENSITY 4.018 D.U./A.

**PRELIMINARY PLAT FOR COR THREE**

6 JUNE 2012



From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

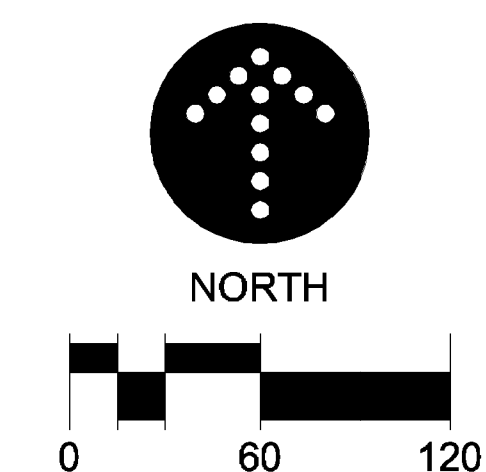
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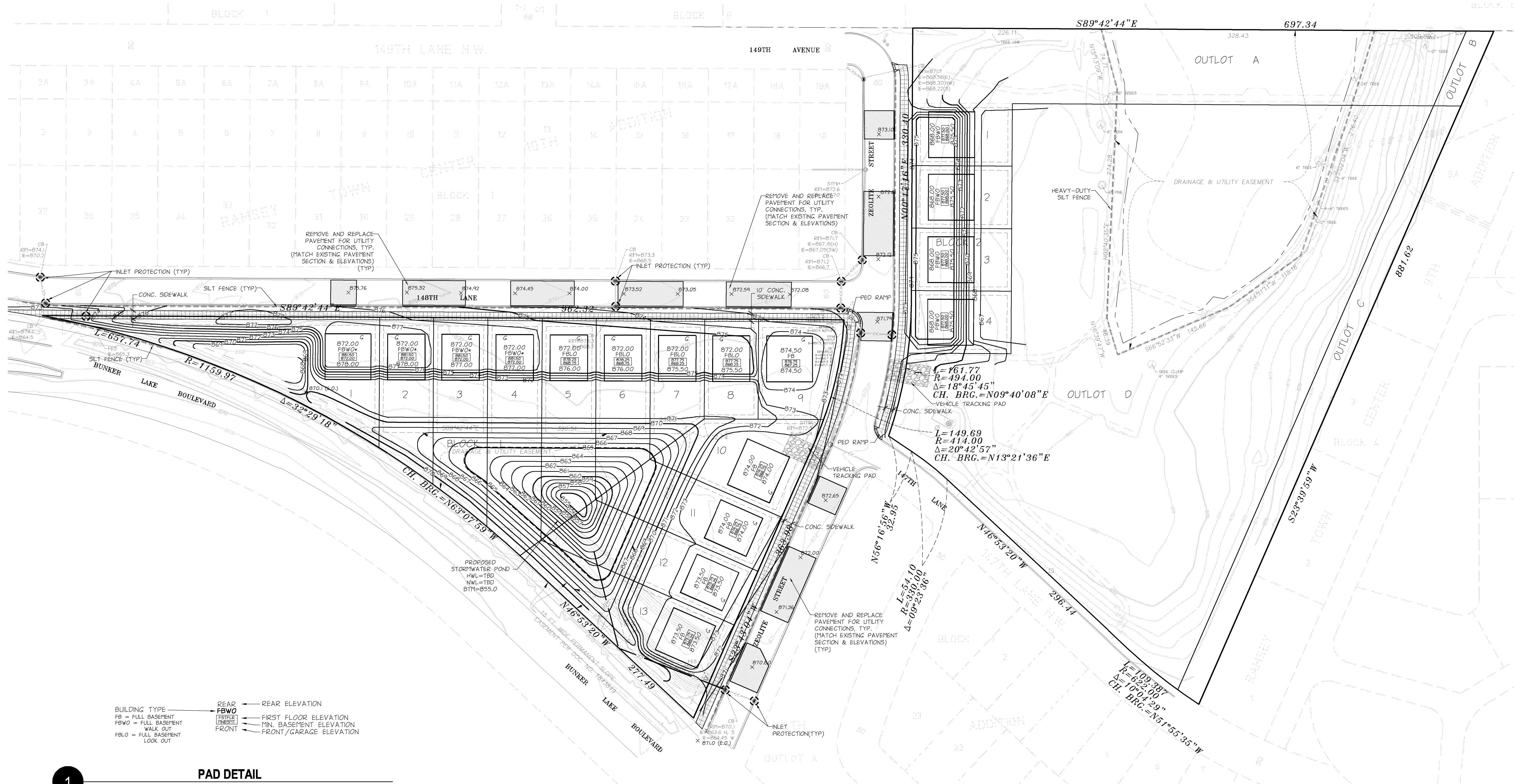
PROJECT NO. RAM12021

PRELIMINARY PLAT

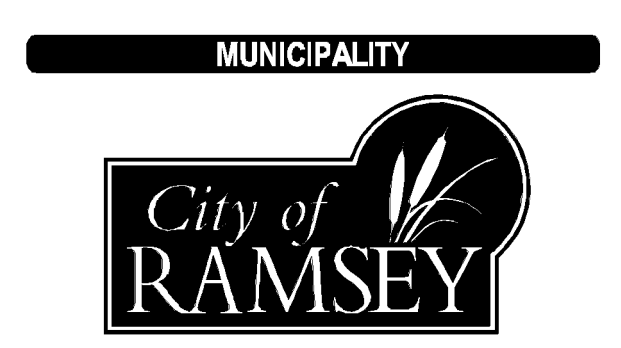
**C1.3**

SHEET NO.





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 7560 SUNWOOD DRIVE  
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 TEL (763) 427-1410 - FAX (763) 427-5543



**PROJECT**  
**NORTH COMMONS**  
 RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C13	PRELIMINARY PLAN
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL UTILITIES
C41	

**REVISION HISTORY**

DATE	REVISION	REVIEW

**PROJECT MANAGER REVIEW**

DATE: 06/06/12

**CERTIFICATION**

**BUILDING TYPE**  
 FB = FULL BASEMENT  
 FBWO = FULL BASEMENT WALK OUT  
 FLO = FULL BASEMENT LOOK OUT

**REAR ELEVATION**  
 FBWO = REAR ELEVATION  
 FB = FIRST FLOOR ELEVATION  
 FLO = MIN. BASEMENT ELEVATION  
 FBWO = FRONT / GARAGE ELEVATION  
 FLO = FRONT / GARAGE ELEVATION

**1 PAD DETAIL**  
 NO SCALE

**GRADING NOTES**

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE FINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR CITY APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- ROUGH GRADE BUILDING PAD TO ELEVATIONS LISTED ON PLANS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

**PAVING NOTES**

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C41 FOR RIM ELEVATIONS OF CATCH BASINS.
- MEET AND MATCH EXISTING CURB. PROVIDE 2 FOOT TRANSITION.
- PAVING SECTIONS
  - BITUMINOUS PAVING (LIGHT DUTY)
    - 1.5-INCH WEAR
    - TACK COAT
    - 1.5-INCH BASE
    - 6-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - 12-INCH GRANULAR SUB-BASE (MNDOT 314J.2B2)
    - GEOPABRIC
    - COMPACTED SUBSOL
  - CONCRETE WALKWAYS
    - 4-INCH CONCRETE WALK W/6X6 INCH #10 W/M
    - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - GEOPABRIC
    - COMPACTED SUBSOL

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
- RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.
 

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3879
SEED	MNDOT 3876
MULCH (TYPE I DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT. (NOT INCLUDED IN PRELIMINARY SET)
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

**NPDES AREA SUMMARY**

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	12.93 ACRES	12.86 ACRES	12.86 ACRES
IMPERVIOUS	0.00 ACRES	0.07 ACRES	0.07 ACRES
TOTAL	12.93 ACRES	12.93 ACRES	12.93 ACRES

**LEGEND**

- SILT FENCE
- INLET PROTECTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED WITHOUT ACCURACY. READABILITY AND IS NOT CONSIDERED A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

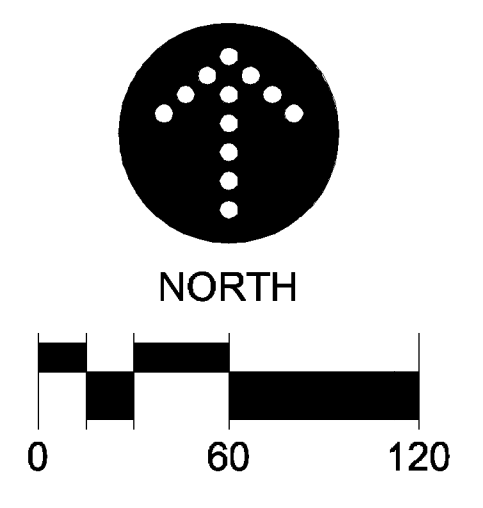
**PRELIMINARY PLAT FOR COR THREE**  
 6 JUNE 2012

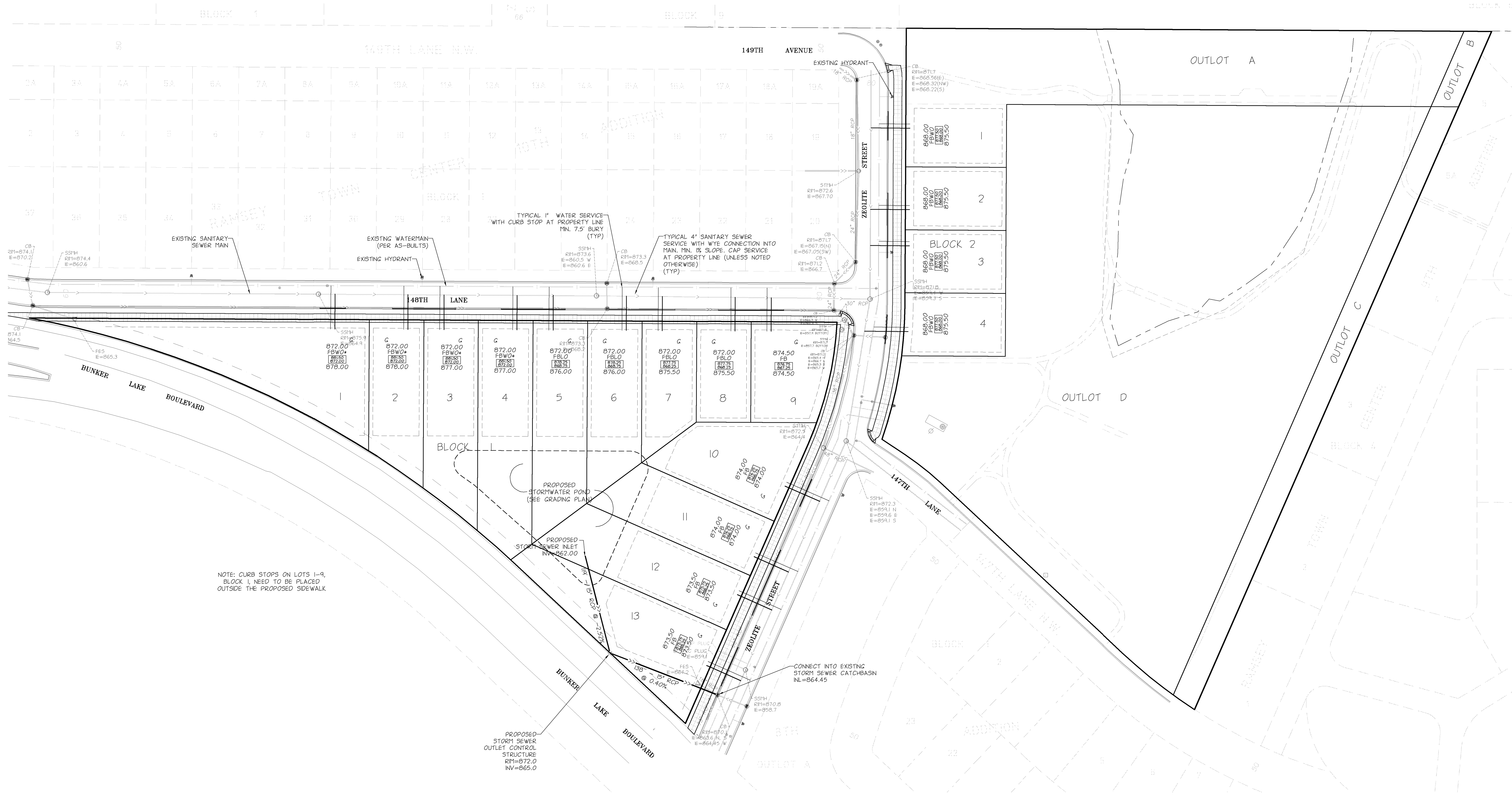
**LANDFORM**  
 From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: CXXXRAM021.DWG  
 PROJECT NO.: RAM12021

**GRADING, DRAINAGE, PAVING & EROSION CONTROL**  
**C3.1**  
 SHEET NO. /



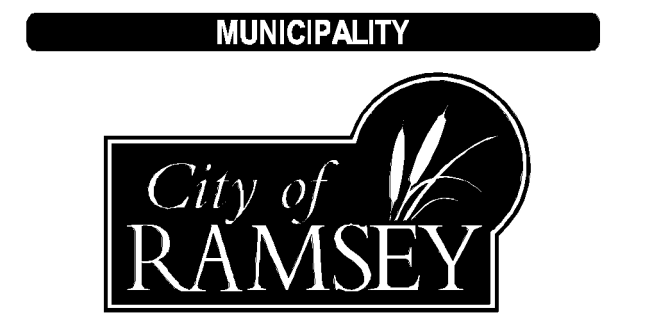


NOTE: CURB STOPS ON LOTS 1-9, BLOCK 1, NEED TO BE PLACED OUTSIDE THE PROPOSED SIDEWALK

**UTILITY NOTES**

- PIPE MATERIALS:  
 WATER SERVICE: TYPE K COPPER  
 SANITARY SERVICE: PVC SDR 26  
 STORM SEWER: RCP CLASS 5
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. FEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
- CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FOR THE MN DNR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.
- SANITARY AND WATER SERVICES NEED TO EXTEND INTO THE LOT A MIN. OF 10' BEYOND THE PROPOSED SIDEWALK LOCATION.

**DEVELOPER**  
**RAMSEY HRA**  
 7560 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5543



**PROJECT**  
**NORTH COMMONS**  
**RAMSEY, MINNESOTA**

**SHEET INDEX**

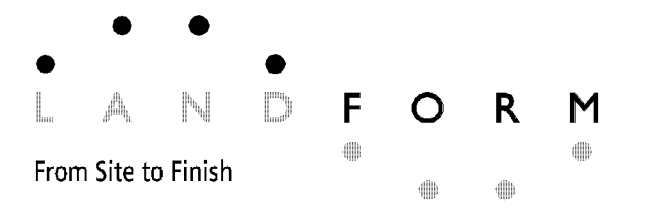
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C41	

**REVISION HISTORY**  
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW

**PROJECT MANAGER REVIEW**  
**CERTIFICATION**

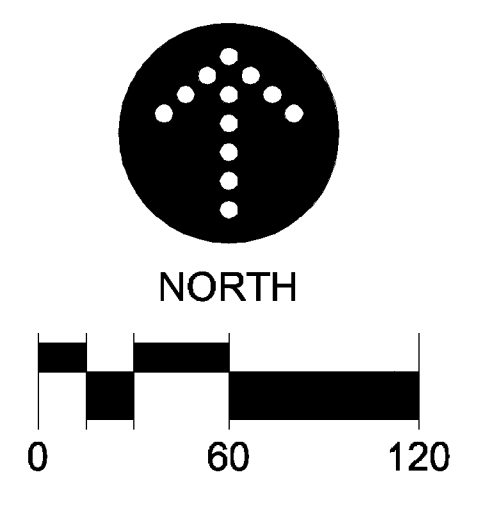
**PRELIMINARY PLAT FOR COR THREE**  
 6 JUNE 2012



105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C401RAM021.DWG  
 PROJECT NO.: RAM12021

**UTILITIES**  
**C4.1**  
 SHEET NO. /





# NORTH *Commons*

— — — — —

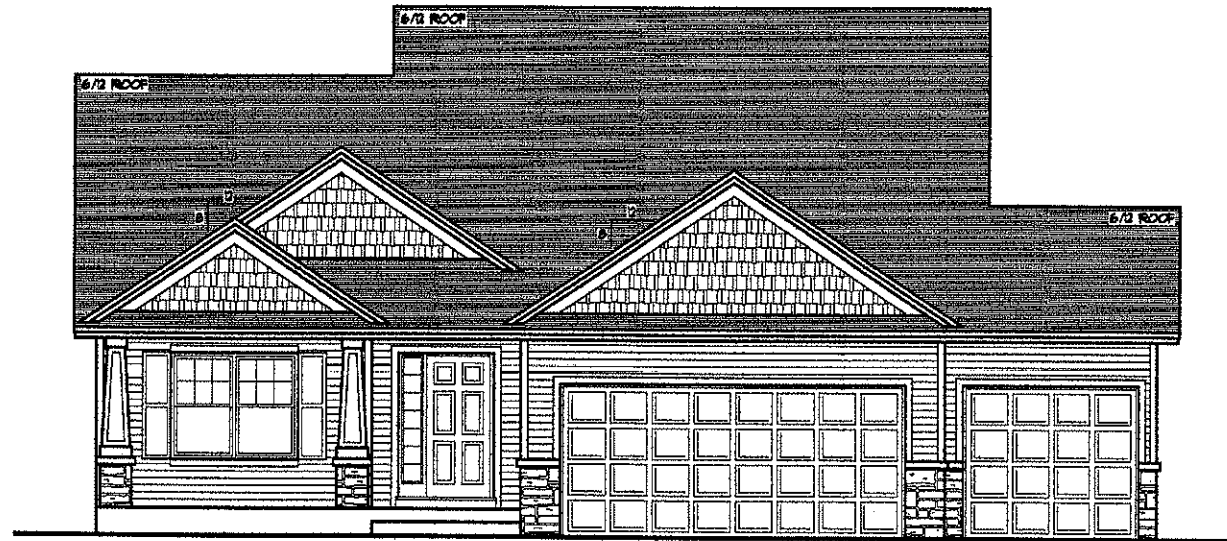
## PARK AND COMMUNITY GARDEN

— — — — —

# Park Improvements



For more information on this and other park improvements, please visit [www.cityoframsey.com](http://www.cityoframsey.com)



**FRONT ELEVATION** 1/4" = 1'-0"  
250 SQFT. MAIN LEVELS

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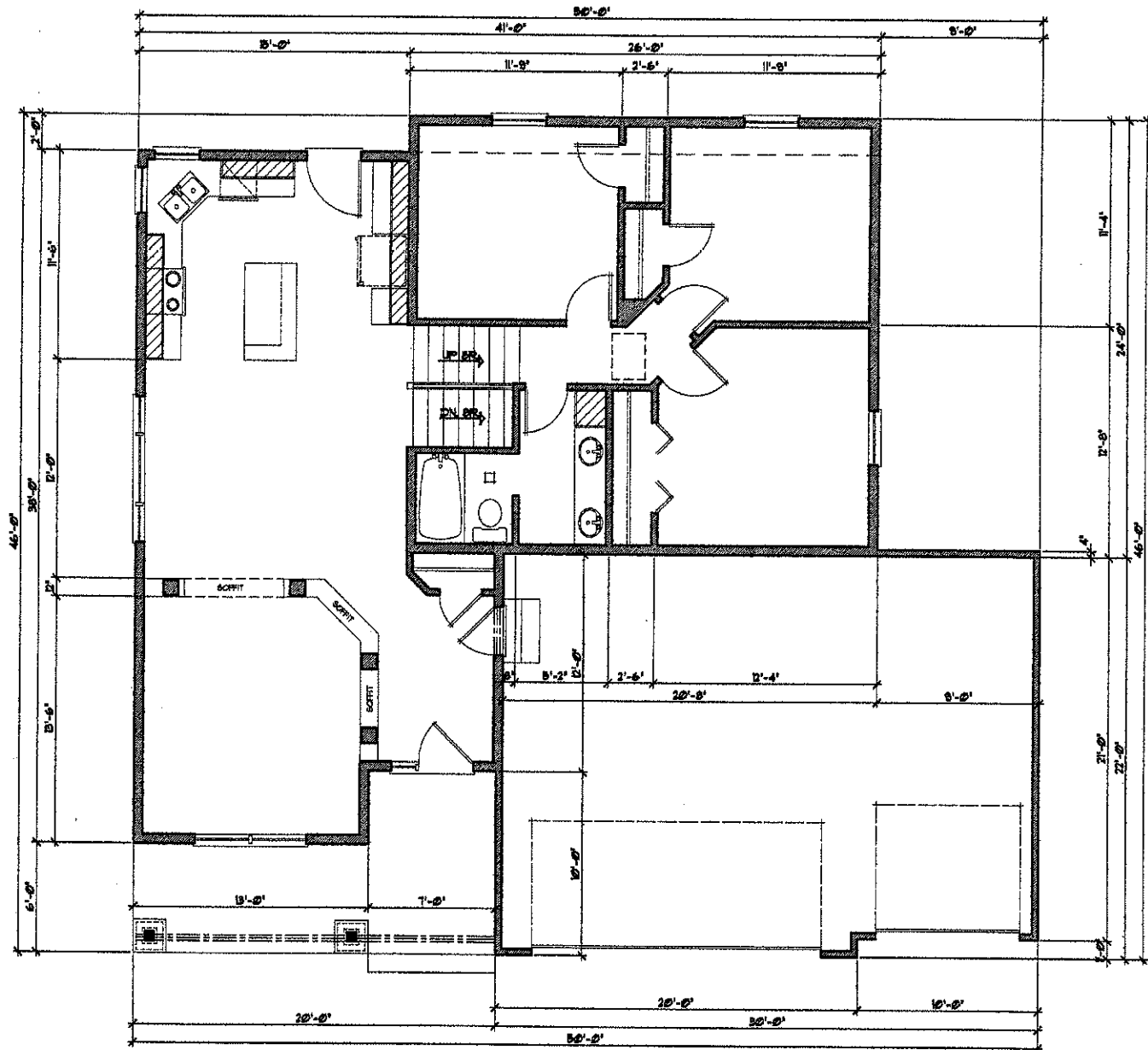
REVISIONS:  
0000000X

  
BIRCH HOME DESIGN, LLC  
ARCHITECTURAL DESIGN & DRAFTING  
BIRCHHOMEDESIGN.COM

MULTI-LEVEL MODEL  
RAYSET, TN

BUILT BY:  
TRILOGY CUSTOM HOMES, LLC  
163.163.015

DATE:  
6/12/12  
FILE:  
0-020  
SHEET  
1  
OF 2



**MAIN LEVEL PLAN** 1/4"=1'-0"  
230 SQFT. MAIN LEVEL

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REVISIONS:  
XXXX/XX

**BIRCH HOME DESIGN, LLC**  
ARCHITECTURAL DESIGN & DRAFTING  
BIRCHHOMEDESIGN.COM



**MULTI-LEVEL MODEL**  
RAMSEY, TN

BUILT BY:  
**TRILOGY CUSTOM HOMES, LLC**  
1637533713

DATE:  
6/4/2012  
FILE:  
C-070  
SHEET:  
2

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #12-06-\_\_\_\_**

**A RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF COR THREE**

**WHEREAS**, the Ramsey Housing and Redevelopment Authority (HRA), hereinafter referred to as “Applicant”, has properly applied for preliminary plat approval of COR THREE on the following described property located in the City of Ramsey:

Outlots D, F, and K, Ramsey Town Center 8<sup>th</sup> Addition, according to the recorded plat thereof, Anoka County, Minnesota

(the “Subject Property”)

**WHEREAS**, on May 7<sup>th</sup>, 2012, the City of Ramsey received an application and sketch plan from Housing and Redevelopment Authority for a plat to be named Ramsey Town Center 8<sup>th</sup> Addition; and

**WHEREAS**, on June 7<sup>th</sup>, 2012 the Planning Commission reviewed the sketch plan and recommended that the Developer proceed to the preliminary plat stage; and

**WHEREAS**, on June 8<sup>th</sup>, 2012, the Developer submitted a preliminary plat for COR THREE to the City; and

**WHEREAS**, on June 15<sup>th</sup>, 2012, the Planning Commission conducted a public hearing and recommended the City Council approve the preliminary plat COR THREE; and

**WHEREAS**, on July 10<sup>th</sup>, 2012, the City Council reviewed the preliminary plat for COR THREE; and

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

That the Ramsey City Council hereby grants preliminary plat approval to COR THREE, contingent upon compliance with City Staff File Letter dated June 15, 2012.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10<sup>th</sup> day of July, 2012.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**ORDINANCE #12-\_\_**

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

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**SECTION 1. AMENDMENT**

The following legally described properties or portions thereof, are hereby rezoned from COR-5 Parks and Open Space to COR-4a Neighborhood Residential:

Outlot D, Ramsey Town Center 8<sup>th</sup> Addition

(the "Subject Property")

**SECTION 2. MAP**

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

**SECTION 3. EFFECTIVE DATE**

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

June 15, 2012

City of Ramsey Housing and Redevelopment Authority  
Attn: Kurt Ulrich  
7550 Sunwood Dr NW  
Ramsey, MN 55303

**Re: Preliminary Plat (Major Plat) and Site Plan Review  
COR THREE**

Dear Mr. Ulrich:

The City of Ramsey has received your application for a Major Plat as well as a Site Plan to seventeen (17) single-family lots and the park known as North Commons on approximately 12.93 acres north of Bunker Lake Blvd. within The COR. Staff recommends approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Review File dated June 15, 2012
- Approval of the Zoning Amendment for the four (4) single-family units within North Commons.
- Response from the Anoka County Highway Department

***Please note: this is only a recommendation that is subject to approval by the City Council.***

Copies of the review file and staff report are attached for your review. The Planning Commission will review the request on Tuesday, June 19<sup>th</sup> at 7:00 p.m. in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Please let me know if you have any questions or concerns. I can be reached at 763-576-4308 or by email at [tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us).

Sincerely,

CITY OF RAMSEY

Tim Gladhill  
Senior Planner

CC: Darren Lazan, Development Manager (via email)

Enclosures

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**CITY OF RAMSEY PLANNING DIVISION  
REVIEW FILE**

<b>DATE</b>	6/15/2012	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT TITLE</b>	COR THREE (NORTH COMMONS)		
<b>REVIEW FILE #</b>			
<b>APPLICANT:</b>	City of Ramsey Housing and Redevelopment Authority		
<b>PRIMARY REVIEWER:</b>	Tim Gladhill– Senior Planner Phone: 763-576-4308 Fax: 763-433-9848 e-mail: <a href="mailto:tgladhill@ci.ramsey.mn.us">tgladhill@ci.ramsey.mn.us</a>		

We are in receipt of your preliminary plat and site plan to develop a plat within The COR for seventeen (17) single-family homes and an outlot for future park development (North Commons). The submittal consists of five (5) sheets prepared by Landform Professional Services, dated June 6, 2012. We offer the following comments:

***Planning and Zoning***

***Reviewer: Tim Gladhill, Senior Planner***

***[tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us)***

***763-576-4308***

- General:** The Subject Property is located north of Bunker Lake Blvd and west of Town Center Drive. A total of 12.93 acres are contained within the proposed plat. This phase consists of seventeen (17) single family homes. This residential portion represents approximately 5.20 acres. The proposed plat also includes an outlot which will eventually contain North Commons (park).
- Zoning/Density:** The project area is generally located in the COR-4a Neighborhood District, which is intended to allow for a full range of housing types. The District allows for residential uses at a net density of up to 10 units per acre. *Please revise the calculations on the submittal to indicated net units per acre, subtracting the size of the Stormwater pond on Block 1 from the calculation.* The gross density in this area is 3.26 units per acres. As additional development comes forward on this site the overall density must remain below 10 units per acre.

Four (4) lots within the proposed development are within an area of the North Commons (park). This parcel is currently an outlot, and not dedicated. A majority of North Commons would remain as park. The HRA should provide a final determination as to dedicating the remainder of the park instead of continuing to show as an outlot.

- Lots:** The preliminary plat is proposing to resubdivide Outlots D, F, and K of Ramsey Town Center 8<sup>th</sup> Addition into seventeen single-family lots. The lots are proposed to be served by an existing local roadway system.

The COR4-a Zoning District requires the following lot standards:

Minimum lot size                      None

Minimum lot width	20 feet
Minimum lot depth	80 feet

All proposed lots appear to meet these requirements. The City is awaiting a response in regards to Lot 13, Block 1 from Anoka County to ensure adequate spacing of the structure.

Staff would like to further explore Lot 1, Block 1 in terms of Stormwater management, required easements, and boulevard tree requirements as noted below. Perhaps the westerly extension of this parcel should be encumbered by a drainage and utility easement.

4. **Setbacks:** The COR4-a Zoning District requires the following setbacks:

Front yard	0 to 25 feet as measured from building front to edge of sidewalk;
Side yard	None, unless required by building code;
Rear yard	None, unless required by building code.

5. **Off-Street Parking Requirements:** The COR-4 District requires two (2) off-street parking spaces for each unit; this requirement is exceeded with the proposed 2-car garages and driveways. Some parking is allowed on public streets, however, this may not be adequate for overflow parking.
6. **Driveway Length/Width:** Under the COR-4a Zoning Code, driveways for units with attached garages must be at least 25 feet in length, as measured from the building front to the edge of the sidewalk. *The revised Design Framework references a minimum of 20 feet. The City will need to resolve this discrepancy in required driveway length.*
7. **Architectural Standards:** The development is proposing single family homes. The Applicant has submitted architectural elevations representative of what will be built. As the single family units will have a wide variety of styles, it is not possible to architectural elevations of every unit. Each single family unit will receive Staff review and approval before release of building permit. Each single family unit will need to adhere to The COR Design Framework. Although the submitted architectural rendering meets many of the standards of the Design Framework, additional amendments shall be required in terms of the exterior materials being used, specifically a reduction in the amount of vinyl siding and increase in the amount of brick. Furthermore, due to the massing of the roof over the garage, Staff recommends considering dormers instead of gable ends on the front façade.
8. **Ground Cover/Irrigation:** The development is required to establish sod in all areas not improved with structures or pavement. An irrigation system will need to be provided throughout the development where sodded and landscaped areas will be established. Any irrigation systems will need to be reviewed and approved by the City Engineer.
9. **Mailbox Location:** Location of mailboxes along public streets will need to be clustered and is subject to the review and approval of the Public Works Superintendent.

**Civil Engineering**

**Reviewer: Leonard Linton, Civil Engineer**

[llinton@ci.ramsey.mn.us](mailto:llinton@ci.ramsey.mn.us)

763-433-9834

10. **Public Streets:** The development project will be served by existing public streets constructed as part of the Ramsey Town Center 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> Additions. The streets will need to be open cut to install the utility services. The pavement section shall be restored with 4" Class 5 modified aggregate, 2" bituminous base course and 1 ½" bituminous wear course. This is different than the pavement section listed on the plans.

Notification must be provided 48 hours prior to closing the streets for utility installation. Installation of the utility services for Lot 4, Block 2 will require a bypass lane for residents and emergency vehicles while the street is closed.

The location of underground utilities, electric, gas, telephone and cable must be shown on the plans. The location of existing sewer and water services must be shown on the plans.

11. **Grading and Drainage:** Staff has received a grading and drainage plan for the development and has the following comments:

- Benchmarks are shown on the cover sheet. They are located south of Sunwood Drive. Benchmarks north of Bunker Lake Boulevard must be provided.
- Grading limits must be shown on the plans. The topsoil test plots and community garden locations must also be shown.
- The plans call for scraping the streets at the end of each day. This shall be replaced with sweeping the streets, scraping the soil off the street is not an acceptable Best Management Practice in the City.
- The walkout elevations and garage floor elevations should be adjusted so that the garage elevation is adjacent to the garage.
- The NPDES summary on the grading page does not reflect the proposed impervious cover on the site.
- We estimate the proposed impervious cover is close to 1 acre, not 0.07 acres.
- The normal and high water elevations of the pond must be shown on the plans.
- The lowest opening elevations for Lots 1 – 4, Block 2 must be re-evaluated as noted in the Stormwater Analysis section.
- Please provide the proposed function of the low area on the west part of Lot 1, Block 1. It appears to be a small ponding area; however, it is not protected with drainage and utility easements.
- Dewatering will most likely be needed to construct the pond since the bottom is below the wetlands on adjoining properties.

12. **Stormwater Analysis:** The following comments must be addressed:

Stormwater rate control is provided by regional ponding in the COR. The stormwater management plan for the COR requires water quality treatment for the first 1" of runoff from each site. The stormwater narrative submitted with the plans indicated a P8 model was prepared for the site and results from this model demonstrate the water quality goals are met. The P8 model results must be submitted to substantiate this statement.

The dead storage volume of the pond must be included in the Hydrocad model.

There is an existing storm sewer stub extending into outlot D. This pipe should be used when determining the high water elevation of the wetland and lowest opening elevation for Lots 1 – 4, Block 2.

The stormsewer in Zeolite Street extends under Bunker Lake Boulevard. A temporary pond must be constructed south of Bunker Lake Boulevard to provide an outlet for the storm sewer. We understand the pipe will ultimately connect to the permanent storm sewer system contemplated as a future stage of the COR.

13. **Utilities:** This subdivision will be served by sanitary sewer and city water services that will be extended into the development. The following sheet specific comments must be addressed:

A 4" x 8" wye shall be cut into the existing sanitary line for each service. Saddle wye's are not acceptable. Bulkheads and bypass pumping shall be provided by the contractor while working on the sanitary sewer line.

Curb stops shall not be placed in the sidewalk.

The proposed storm outlet structure must be moved so that construction of the structure will not encroach on the county right-of-way.

14. **Sidewalks/Trails:** City policy requires installation of sidewalks on both sides of the street for State, County and MSA roads, and along one side of the street for local through streets. A sidewalk is shown surrounding the entire block that is proposed for development. The sidewalk shall be connected to the Bunker Lake Boulevard trail. The revised Design Framework requires a sidewalk width of ten (10) feet. The existing development has a sidewalk width of six (6) feet. In order to finish the development north of Bunker Lake Boulevard in a consistent fashion, Staff is recommending that the six (6) foot sidewalk width as appropriate. The connection from the sidewalk on 148<sup>th</sup> Lane to the trail along Bunker Lake Boulevard must meet ADA requirements.

15. **Traffic Generation:** As part of the Town Center AUAR, a detailed traffic analysis was completed that anticipated the type and size of development shown on the plat. The proposed development is consistent with the traffic modeling system used as part of the AUAR analysis. Regional road improvements to facilitate The COR development have been agreed upon and have already begun construction. This proposed development does not generate more traffic than was anticipated.

16. **Easement Vacation:** Per the document entitled Temporary Drainage Easement recorded as Anoka County Document No. 494295.005, a request for Easement Vacation may be necessary following review by the City Attorney. This request does not need to be reviewed by the Planning Commission. If a full Easement Vacation request is necessary, that will need to be accomplished by ordinance, requiring an introduction and adoption by the City Council. ***Please check for any other underlying easements that may be recorded on the Subject Property that will need to be vacated.***

***Landscaping***

***Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator***

***[canderson@ci.ramsey.mn.us](mailto:canderson@ci.ramsey.mn.us)***

***763-433-9905***

17. **Landscaping:** Prior to the issuance of any building permits within this Plat, a Landscaping Plan shall be submitted by the developer for review and approval by the City. The landscaping plan shall, at a minimum, identify the common and scientific name of proposed species, root stock, plant size, quantity of each species and should also address/include the following:

- Per the new Design Framework, one (1) shade tree per every thirty-five (35) feet of street frontage shall be installed within the boulevard area. This is in essence the equivalent of one (1) tree per lot except for the following lots (which are wider and therefore must account for additional trees):
  - Lot 1 (404 feet of frontage)—eleven (11) trees
  - Lot 9 (corner lot with frontages of 102 feet and 122 feet)—two (2) trees on 148th Lane and three (3) trees along Zeolite St NW
  - Lot 10 (100 feet of frontage)—two (2) trees
  - Lot 13 (121 feet of frontage)—three (3) trees
  - Outlot D (102 feet of frontage along Zeolite St)—two (2) trees

Both Outlot D and Lot 1 present unique situations. Outlot D is actually part of North Commons (park); however, it would be desirable to keep a consistent appearance of street trees along Zeolite St. This raises the question of who should be responsible for installation of the street trees along that property. Lot 1 has a very long expanse of street frontage. As noted above, it requires eleven (11) street trees based on spacing of one per thirty-five (35) feet. Some discussion should be had about who will or should be responsible for the installation of a majority of the street trees for this lot. Again, it would be desirable to maintain a consistent look along 148<sup>th</sup> Lane, but much of that frontage will be adjacent to a steep-sloped area some distance away from the house pad. These trees maybe should be installed as part of the required improvements by the developer.

- Due to location of driveways, hydrants, street lights, etc, planting numbers may be adjusted downward if necessary to avoid future conflicts or sightline obstructions.
- A minimum of four (4) inches of topsoil meeting Mn/DOT's Premium Topsoil Borrow specification must be installed over all disturbed areas not devoted to buildings, off-street parking, driveways, sidewalks, patios or other such improvements. If amending onsite topsoil, documentation must be supplied to the City certifying that the amended material meets this specification prior to installation.
- Planting details/specifications must be included on the landscape plan and shall address among other things:
  - Planting depth (1st set of primary roots shall be at finished grade).
  - Only prune out dead/broken/deformed branches at time of installation.
  - Removal of upper portion of wire basket and burlap after being placed in planting hole.
  - Install hardwood mulch dish over around each tree to a depth of two (2) to four (4) inches. Mulch shall not be piled against stem of tree and shall at least extend out to the dripline of a tree.
  - Street/boulevard trees shall have a minimum clear trunk (no branches) height of seven (7) feet to avoid conflicts with pedestrians.

*Please submit a landscaping plan for review.*

#### **Development Fees and Other Permits**

18. **Park Dedication Fee:** The proposed development is responsible for satisfying Park Dedication requirements. The 2012 Park Dedication Fee is \$2,475 per residential unit for densities less than twelve (12) units per acre. You will be responsible for a payment of Forty Two Thousand Seventy

Five Dollars and No Cents ( $\$2,475 \times 17 \text{ units} = \mathbf{\$42,075.00}$ ). You have requested that these payments be made individually at the time of closing on the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail.

19. **Trail Development Fee:** The proposed development is responsible for satisfying Trail Development Fee requirements. The 2012 Trail Development Fee is \$600 per residential unit. You will be responsible for a payment of Ten Thousand Two Hundred Dollars and No Cents ( $\$600 \times 17 \text{ units} = \mathbf{\$10,200.00}$ ). You have requested that these payments be made individually at the time of closing on the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail.
20. **Stormwater Trunk Fees:** The proposed development is responsible for satisfying Stormwater Trunk Fee requirements. The 2012 Stormwater Trunk Fee is \$448 per residential unit. You will be responsible for a payment of Seven Thousand Six Hundred Sixteen Dollars and No Cents ( $\$448 \times 17 \text{ units} = \mathbf{\$7,616.00}$ ). You have requested that these payments be made individually at the time of closing on the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail.
21. **Sanitary Sewer Trunk Fees:** The proposed development is responsible for satisfying Sanitary Sewer Trunk Fee requirements. The 2012 Sanitary Sewer Trunk Fee is \$1,217 per residential unit. You will be responsible for a payment of Twenty One Thousand Six Hundred Seven Dollars and No Cents ( $\$1,271 \times 17 \text{ units} = \mathbf{\$21,607.00}$ ). You have requested that these payments be made individually at the time of closing on the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail.
22. **Water Trunk Fees:** The proposed development is responsible for satisfying Water Trunk Fee requirements. The 2012 Water Trunk Fee is \$2,226 per residential unit. You will be responsible for a payment of Thirty Seven Thousand Eight Hundred Forty Two Dollars and No Cents ( $\$2,226 \times 17 \text{ units} = \mathbf{\$37,842.00}$ ). You have requested that these payments be made individually at the time of closing on the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail.
23. **Sanitary Sewer Lateral Fees:** The proposed development is responsible for satisfying Sanitary Sewer Lateral Fee requirements as the newly constructed units will be connecting to existing infrastructure. The 2012 Sanitary Sewer Lateral Fee is \$3,847 per connection. You will be responsible for a payment of Sixty Five Thousand Three Hundred Ninety Nine Dollars and No Cents ( $\$3,847 \times 17 \text{ connections} = \mathbf{\$65,399.00}$ ). You have requested that these payments be made individually at the time of closing on the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail. *The costs of extending services to the site are eligible for credit on this fee.*
24. **Water Lateral Fees:** The proposed development is responsible for satisfying Water Lateral Fee requirements as the newly constructed units will be connecting to existing infrastructure. The 2012 Water Lateral Fee is \$8,777 per connection. You will be responsible for a payment of One Hundred Forty Nine Thousand Two Hundred Nine Dollars and No Cents ( $\$8,777 \times 17 \text{ connections} = \mathbf{\$149,209.00}$ ). You have requested that these payments be made individually at the time of closing on

the land for each parcel. The City's standard policy is to collect development fees in total when the Plat is released for recording. Staff will continue to discuss your request in more detail. *The costs of extending services to the site are eligible for credit on this fee.*

25. **SAC/WAC Fees:** Sewer Availability Charges and Water Availability Charges will be collected with the Building Permit for individual units. The total SAC Fee will be \$40,205 (\$2,365 x 17 units) plus a total of \$425 in SAC Handling Fees (\$25 x 17 units). The total SAC Fee will be \$27,880 (\$1,640 x 17 units). ***Please note that the fee in effect at the time a Building Permit is issued will be collected. Rates are updated annually.***
26. **REU Number:** The City has enacted a quarterly drainage utility charge. The charge is currently \$9.55/ quarter.
27. **Other Permits.** The Developer is responsible for obtaining any and all permits required from other regulatory agencies including, but not limited to, MPCA NPDES and Lower Rum River Watershed Management Organization.