

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

DATE	NOVEMBER 21, 2013	PROJECT ADDRESS	6405 GREEN VALLEY ROAD
PROJECT. TITLE	DIEHL'S ACRES		
ESCROW #	113852		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We have received a revised sketch plan dated November 15, 2013. We offer the following comments regarding your land use application:

This project proposes subdividing an existing lot to create 2 lots. The current house is served by two driveways from Green Valley Road, a county highway. The plan proposes removing both driveways and creating 2 new driveways, one for each of the new lots. Anoka County must approve the driveway plans. A copy of the approval letter must be submitted to the City. The plan must show the new grading where the driveways are removed.

County Ditch 14 flows across the property. The ditch is under the jurisdiction of the Anoka County Highway department. The access for the new lot must cross the ditch. Approval for the new crossing must be received from Anoka County. The project proposes removing the existing ditch crossing and replacing it with a new 48" CMP culvert. A wetland delineation was performed in the area of the existing and proposed culverts. Wetlands were identified in this area. The Lower Rum River Watershed Management Organization (LRRWMO) is currently reviewing the delineation and the request to install a new culvert. The LRRWMO tabled the permit at the November 21, 2013 meeting citing the statutory requirements for a 15 day comment period after the Technical Evaluation Panel (TEP) reviews and approves the wetland delineation. The permit may be reviewed at the December 2013 meeting if the comment period has closed.

The plan calls for erosion blanket at the new culvert crossing. Silt fence must be added downslope of all proposed disturbances.

The proposed contours at the new ditch 14 crossing need to be revised to match into existing grades. The lowest elevation on the driveway is noted as 884. The highest contours adjacent to the ditch crossing are 886.

Existing and proposed grades along the new driveway must be provided to show the limits of grading, especially along the new lot line. The embankment of the proposed driveway must be outside the new drainage and utility easements.