



COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD. N.W., ANDOVER, MINNESOTA 55304-4005

(763) 862-4200 FAX (763) 862-4201

November 1, 2013

Tim Gladhill
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Sketch Plan -
Diehl Acres

Dear Tim,

We have reviewed the Sketch Plan for Diehl Acres to be located on the north side of CR 63 (Green Valley Road) at 6405 Green Valley Road within the City of Ramsey, and I offer the following comments:

The existing right of way of 60 feet north of the centerline of CR 63 is consistent with county policy, should be adequate for future reconstruction purposes, and consequently, no additional right of way will be required at this time.

The Right of Access along this section of CR 63 was previously dedicated to Anoka County on September 26, 2000 as a part of the Valley View Acres plat approval process, and this dedicated Right of Access within will need to be revised at this time. Access for Lot 1, Block 1 is to be located within 30 feet of the east-most property line of Lot 1 (common lot line between the two parcels), and the access for Lot 2, Block 1 is to be located within 30 feet of the west-most property line of Lot 2 (common lot line between the two parcels). A well-defined green area should separate the driveways, and a single culvert with 6:1 safety grates and aprons should be placed to accommodate drainage under both driveways (see attached Driveway Typical). As denoted on the Sketch Plan, the 2 existing driveways for current residence on the property are to be removed and the ditch section along CR 63 restored to match the existing depth, slope, and grade. The Right of Access should then be dedicated to Anoka County along CR 63 with exceptions for the two new access points.

It appears that there are deficiencies for the Case I Intersection Sight Distance Requirements along this section of CR 63, with the obstructions being trees and brush. The City/Developer should ensure that clearing is completed to satisfy the Sight Corner requirements to the fullest extent possible for this development. Please note no private signs or plantings will be permitted within the county right of way, and care must be exercised when locating signs, buildings, structures, plantings, berms, etc. outside of the county right of way, so as not to create additional sight distance obstructions along this section of CR 63.

It should be noted that County Ditch #14 flows through this parcel, and it may not be altered in any way without first submitting detailed plans to the appropriate agencies and getting the applicable approvals.

A permit for work within the county right of way is required and must be obtained prior to the commencement of construction (Permit for Work Within ROW=\$150.00). License Permit Bonding, methods of construction, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Terri Vaughan, Traffic Engineering Technician, at 763-862-4239; or Terri.Vaughan@co.anoka.mn.us for further information regarding the permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane K. Rose". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jane K. Rose
Traffic Engineering Manager

xc: File - CR 63/Plats+Developments/2013
Randy Bettinger, Traffic Engineering Coordinator
Josie Scott, Traffic Engineering Technician
Terri Vaughan, Traffic Engineering Technician
Larry Hoiium, County Surveyor
Gina Pizzo, Engineer III

Example of driveways for adjacent properties

Driveway width and green space between driveways may vary provided each driveway stays within 30 feet of the common property line.
Wider driveways or wider green space between driveways will require longer culverts in order to maintain the required 6:1 side slopes.

