

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

DATE	MARCH 31, 2015	PROJECT ADDRESS	8077 155 TH LANE NW
PROJECT. TITLE	NORTH FORTY THIRD ADDITION EASEMENT VACATION		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your request for an Easement Vacation at 8077 155th Lane NW. The plat was recorded in the early 1990's. The developer submitted a request for an easement vacation. The City requested additional information prior to processing the request. The additional information was not received and the Vacation request was not processed. The drainfield for the house and the deck were placed in the easement.

The homeowner recently came forward and asked that the easement be vacated as originally proposed. Staff has reviewed the request and has the following observations.

The easement was reserved to provide for stormwater ponding from the development. The area proposed to be vacated is above the natural depression on the site and does not serve a stormwater purpose. Current practice would require acquiring easement on the east side of the lot from the right of way to the back of the lot over the natural depression because water from the street is draining to this depression. We require a drainage and utility easement whenever water generated off the property flows onto or across it. The ponding area also extends on to the adjacent property to the north that is unplatted.

Staff has analyzed the stormwater runoff for this small drainage area and has determined that the 100 year water level is approximately 876. The low point in the street is between 879 and 880 feet. The elevation adjacent to the house is also 880.

The City has received complaints about high water levels in ponds related to heavy snow fall and the subsequent melting and from heavy rainfalls. The City has not received any reports about this ponding area approaching the elevation of the structure.

Engineering Staff recommends an encroachment agreement be negotiated that allows the drainfield and deck to remain in the easement. The encroachment agreement should have a provision for revisiting the issue of future conditions warrant.