

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	NOVEMBER 28, 2016	PROJECT ADDRESS	7575 HIGHWAY 10 NW
PROJECT. TITLE	M & G TRAILER STORAGE AREA EXPANSION		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: (763) 433-9826 Email: tgladhill@cityoframsey.com		

Review

We offer the following comments regarding the Site Plan (Interim Use Permit) submittal for an expansion of gravel parking lot at 7575 Highway 10 NW (M & G Trailers). Staff is recommended approval with amendments to the plans. We offer the following comments.

Key Design Standards/Review Information

Amount of Gravel Parking Allowed. Parcels impacted by the Highway 10 Access Planning Study are allowed the use of gravel parking surface for a portion of their off-street parking/outdoor storage needs acknowledging the ultimate acquisition of impacted areas. The site is allowed a gravel parking/storage area not to exceed 150% of the paved area. The site currently has 66,000 square feet of paved/impervious surface area (including building), allowing up to 99,000 square feet of gravel area. The proposed total area of gravel surface is only 92,000 square feet. Note: rough calculations were used in this analysis. The area in question is well below the threshold. Detailed civil engineering calculations are included in the civil engineering plans.

Screening. City Code does require of the gravel parking/storage area. The Owner shall install some degree of vegetative screening for the expansion area, as well as the previous expansion area. The previous obligation is not yet met.

Setback from Rights of Way. City Code requires a twenty (20) foot setback from rights of way. This area shall also be clear of any outside storage or off-street parking. The site is currently in violation of this provision. This violation must be corrected as part of this request. The site plan must also be amended to include some physical improvement at the setback line, such as short fencing or temporary curbing.

Setbacks from Stormwater Pond. City Code requires that the gravel surface maintain a five (5) foot setback from drainage ponds.

Interim Use Permit. An Interim Use Permit shall be required. The new Interim Use Permit is proposed to expire when the appropriate public agency takes action to acquire the property. The Applicant shall be responsible for the costs of restoration. The City has the option to include a termination clause in five (5) years, consistent with City Code and past practice for Interim Use Permits. The Permit could be extended at the end of the term if this is the route chosen by the Planning Commission and City Council. The ultimate trigger for termination is the need for acquisition for Highway 10 purposes or a decision that the parcel will not be needed

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in the foreseeable future. You will be required to enter into an Interim Use Permit Agreement with the City. A copy of said agreement will be sent under separate cover.

Watershed Management Organization Review. The previous expansion exceeded one (1) acre in disturbance, contrary to approved plans. The proposed expansion will add to the area of disturbance. With this in mind, WMO review shall be required.

Staff provides the following comments that require revision:

All Sheets

1. Label indicating '20 Foot Required Setback' must be added. Setback line is already included, but label should be added to plan sheet for clarification.

Sheet 5

1. Include required plantings in restoration area.

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DATE	NOVEMBER 22, 2016	PROJECT ADDRESS	7443 TH 10
PROJECT. TITLE	M & G TRAILER SALES PARKING LOT EXPANSION		
ESCROW #	115491		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The Engineering Department offers the following comments regarding the Construction Plans for Site Grading and Parking Lot and Miscellaneous Construction Exhibits for M & G Trailer Sales Parking Lot Expansion. The submittal consists of 6 sheets prepared by Hakanson Anderson dated November 2, 2016, and received November 9, 2016.

General comments:

1. A legend must be shown on **all sheets**. All symbols used on that sheet must be added to the legend for the sheet.
2. Ramsey City Details must be used in the set where applicable.
3. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
4. This project will require a stormwater permit from the Lower Rum River Watershed Management Organization (LRRWMO). The Permit application has been submitted to the LRRWMO. It has been and will continue to be tabled until preliminary approval is received from the City.
5. The LRRWMO requirements are presented at the end of this memo.

Sheet Specific Comments:

Construction Notes, Details and Project Legend

1. Add text to General Erosion Control note 5: "A copy of the erosion control inspection logs must be submitted to the City prior to finalizing the project"
2. Add text to General Erosion Control Note 6: "The City must approve the Notice of Termination before it is submitted."

3. Add a note to the inspection section: "Daily (after rain) and weekly inspection logs must be emailed to the City.

Grading Drainage and Erosion Control Plan

1. Spot elevations must be added to the plan. The area of coverage starts at the low area north of the project and extends to the existing pond west of the M & G Trailer Sales Building. This is to demonstrate that there is positive drainage from the new infiltration basin to the existing low area then west to the existing City pond.
2. The grades are extremely flat, 0.28% on the east line, 0.12% on the south line, 0.72% on the west line and 0.40 % from the south east corner to the northwest corner of the new gravel area. The grades along the north line range from 0.27% to 0.83%. Paved parking lot recommended minimum grade is 1.5%. This surface will be gravel and will not drain well at these flat grades.
3. Add note to protect existing piezometer.

Stormwater Calculations

A stormwater summary report was provided. The project is providing infiltration and rate control as required by the Lower Rum River Watershed Management Organization (LRRWMO) and City requirements. The report does not indicate that the project meets the water quality treatment goals of 90% removal of total suspended solids (TSS) and 60% removal of total phosphorus. Attainment of these goals must be demonstrated.

The project is proposing to use a timber skimmer with an orifice to provide the detention for the infiltration volume. It has been our experience that timber skimmers deteriorate over time and will fail, negating the infiltration retention capacity of the basin. Timber is also easier to modify, changing the rate control provided by the pond. The outlet must be replaced with a concrete structure to preserve the integrity of the infiltration basin.

Revised plans are required before the project can be approved for construction.