

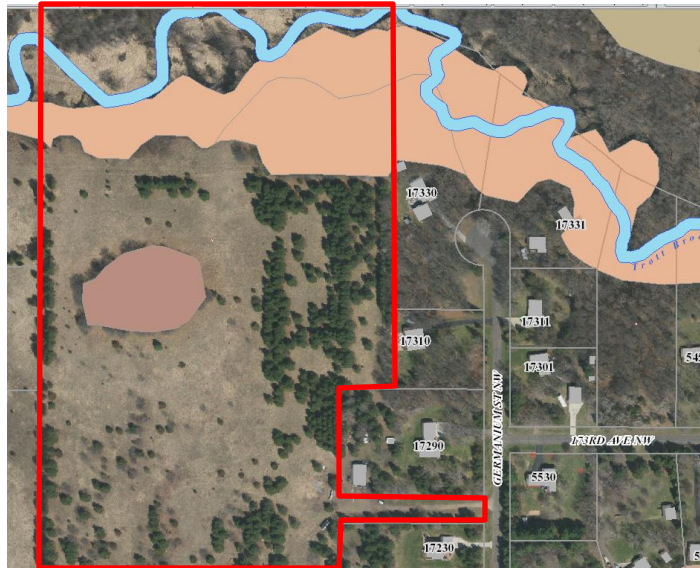
CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 21, 2017	PROJECT ADDRESS	WEST OF GERMANIUM STREET, NORTH OF 172 ND LANE (NEW)
PROJECT. TITLE	COVENANT MEADOWS: PRELIMINARY PLAT AND REZONING		
ESCROW #	115528		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-433-4302 Email: EMaass@wsbeng.com		

Revised Preliminary Plat Submittal Review

We offer the following comments regarding the revised Preliminary Plat submittal for Covenant Meadows as it relates to the City's Zoning Code. The revised plan set consists of twelve (12) sheets and were prepared by Roshell Engineering. All of the plan sheets are dated March 23, 2017.

The project includes a request for a zoning amendment to change the subject properties zoning from R-1 Rural Developing to Planned Unit Development (PUD). The Planning Commission recommended approval of the rezoning at its March 2nd, 2017 meeting subject to compliance with the revisions stated in the staff review letter.



Staff provides the following comments that require revision:

CO:

1. Trail easement must be labeled and the easement line type be included in the line type & symbol legend
2. The building setback line will need to be revised for Lot 1 Block 1 and Lot 4 block 2 to match the cul-de-sac bulb for 172nd Lane NW. The building setback must be 40 feet from the platted right-of-way. The change in setback line overlaps the current building pad location for each of the lots and thus will require the relocation of the proposed building pads. The well locations for each will likely need to change along with the building pad location. This change should be represented on all corresponding sheets.
3. Septic location for Lot 8 Block 1 should be considered for adjustment so that the septic isn't located in the center of the lot which may cause unnecessary hardship for a future property owner when attempting to make common property improvements like sheds, decks, or swimming pools.

G1:

1. The notes section has conflicting text where one line of text is overlaying over another line of text. This conflict in text will need to be revised to ensure legibility.
2. The line type scale for the tree fencing area's needs to be revised so that they are clearly legible. The "TF" is not currently legible.

General Comment Requiring Revision

1. The plan should delineate the boundaries of the shoreland district tiers as well as the structure setback and bluff impact zones outlined in City Code Section 117-225 titled Shoreland Overlay District Development Standards. The identification and delineation of those zones will allow Staff to verify conditions of the shoreland management district are in fact met. This information will need to be shown on a separate sheet. The City has an example exhibit that it can provide.
2. A separate exhibit will need to be drawn up that shows the trail easement and legal description for that easement.

A revised Preliminary Plat sheet was not provided with the March 23, 2017 revised plan set submittal. The following were revisions required of the preliminary plat that were included in the February 24, 2017 staff review letter. A revised preliminary plat sheet will need to be submitted that addresses the following:

Preliminary Plat Sheet

1. Trail easement between lots 5 and 6 of Block 1 will need to be shown.
2. Note indicating "Temporary Cul De Sac" at the termination of 172nd Lane NW will need to be revised to read "Full Cul De Sac". Associated line work with the cul-de-sac will need to be revised in conjunction with the note change.
3. Indicate location of soil borings completed. Adjust indicated primary and secondary septic locations in connection with location of actual soil borings. Note that on Lot 8 Block 1 the indicated primary and secondary septic areas are located in the center of the property. The location of the septic in the center of the lot could cause undue hardship onto the future property owner when desiring to make common property improvements like sheds, decks, or swimming pools. Please consider adjusting the location of the septic site.
4. Indicate total development acreage, acreage within proposed right-of-way, and proposed density of the development.
5. Add lot width to each lot at the front yard setback line.

Staff provides the following comments for general review of applications:

General. The Preliminary Plat proposes re-platting Outlot A, MeadowBrook, Anoka County, Minnesota, into twelve (12) single family residential lots. The twelve (12) new lots would be accessed by a one of two roadway extensions off of Germanium Street NW through the building of 172nd Lane NW and Iodine St NW. The Applicant has requested a rezoning from R-1 Rural Developing to Planned Unit Development (PUD). In exchange for allowing smaller lot sizes than what would generally be permitted, the proposed public benefit of this project is approximately fifteen (15) acres of the Subject Property being deeded to the City. The fifteen (15) acres would straddle both sides of the Trott Brook trail and the steep slopes located on the property.

DNR Review. Metro Area Hydrologist Kate Drewry review the proposed development and indicated that the plan appeared to meet the open space requirement with 50% of the area along the Creek and the steep slopes proposed for dedication to the City and the smaller lots located in the tiers furthest from the Creek. They indicated that the plan should delineate the boundaries of the shoreland district tiers as well as the structure setback and bluff impact zones.

Streets and Access. As requested, the revised sheet set shows the platted right-of-way extending to the western boundary of the project boundary. The Applicant is showing a complete cul-de-sac at the termination of 172nd Lane NW; however, the platted right-of-way for 172nd Lane NW does extend to the edge of the plat which would allow for 172nd Lane NW to be extended in the future eventually eliminating its status as a cul-de-sac. Exceeding the allowed length of a cul-de-sac's is being requested as a deviation to the City's Code in connection with the Applicants Planned Unit Development (PUD) application.

Trails. The Applicant is showing a trail between lots 5 and 6 of Block 1. The trail will need to be shown in a trail easement as outlined in the requested changes at the beginning of this memo. The trail will be an eight (8) foot wide bituminous trail and will be constructed as a Stage I Improvement to provide immediate access to the land being deeded to the City. That cost can be credited toward the Trail Development Fees that would be due on the plat. It will be required that that proposed trail connection to the road be ADA compliant.

Grading and Drainage Plans. Please see Engineering Comments with regard to grading and drainage. Note that a separate Review Memo from the Engineering Department will be provided as an addendum to this review.

Development Fees. Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

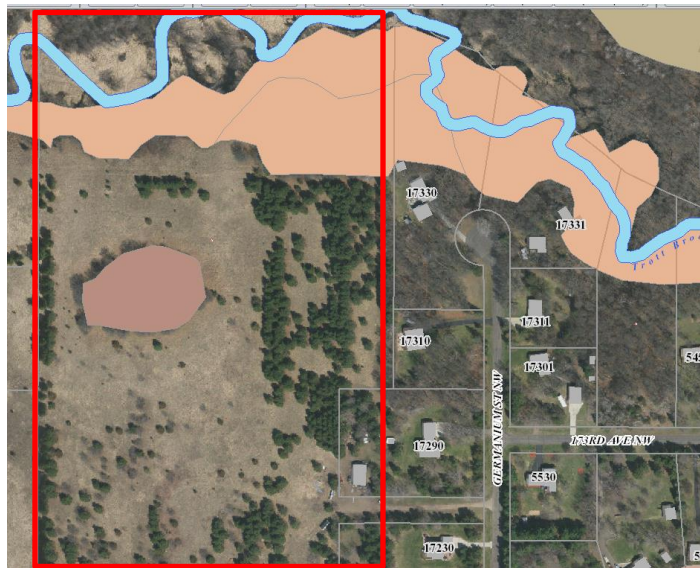
Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	FEBRUARY 24, 2017 REVISED APRIL 21, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	COVENANT MEADOWS		
ESCROW #	115528		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Tree Inventory and Protection Plan and the Landscape Plan, both prepared by Roshell Engineering, LLC and dated February 2, 2017:

The City’s Natural Resources Inventory (NRI) identifies some moderate quality forest floodplain and oak woodlands adjacent to Trott Brook and a high quality oak woodland in the north central portion of the site. Most, if not all of the moderate quality areas are within the proposed Outlot A, which is to be deeded to the City as part of the Planned Unit Development (PUD). Per the Tree Inventory and Preservation Plan, it appears that much of the high quality oak woodland will also be preserved through the development process.



As part of this proposed project, almost sixteen (16) acres of land, straddling Trott Brook, would be deeded to the City. The City would like to work with the Developer to ensure that there is a trail corridor reserved along the common lot line of either Lots 4 and 5 or Lots 5 & 6 for future access to the Trott Brook trail.

The Landscape Plan is acceptable.

The Tree Plan indicates that fifteen percent (15%) of the existing significant trees will be removed, excluding those removed for ponding purposes, which is below the allowable threshold of thirty percent (30%). Due to the presence of larger stands of oak trees, tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the

site. This note must be added to both the Grading, Plan and the Tree Plan. Additionally, please consult with the Certified Arborist that prepared the Tree Preservation Plan to prepare a plan that identifies the precautionary steps to be taken on site to protect oak trees from Oak Wilt. This should be included with the submittal of the Final Plat.

Required Sheet Revisions

Sheet G1 (Preliminary Grading Plan)

- Revise to show tree preservation fence.
- Tree preservation fence must be installed and then approved by City prior to any clearing work.
- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.

Sheet L1 (Tree/Landscape Plan)

- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.
- Revise to show tree preservation fence.

Sheet T1 (Tree Plan)

- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.
- Revise to show tree preservation fence.

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

DATE	MARCH 22, 2017	PROJECT ADDRESS	WEST OF GERMANIUM STREET, NORTH OF 172 ND LANE (NEW)
PROJECT. TITLE	COVENANT MEADOWS		
ESCROW #	115528		
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 Geotechnical Exploration and Engineering Review prepared for Thomsen Single Family Development dated February 10, 2017 and the Soil Boring Test Reports dated February 9, 2017.

The Geotechnical Exploration and Engineering Review was prepared by Northern Technologies, LLC (NTI), and consists of 6 boring logs (nominally drilled to 16 feet), a location diagram, and the geotechnical review and recommendations based on the interpretation of the boring logs.

The Soil Boring Test Reports were prepared by Tradewell Soil Testing and consist of 12 pages of boring logs nominally drilled to 77 inches. This report did not include a map showing locations of the borings or a memo with the summary of the results and recommendations.

Observations

The NTI borings were placed as follows, borings 1, 2, 3 and 5 were placed in the proposed right-of-way. Borings 4 was placed in a proposed ponding area and boring 6 was placed in greenspace that previously was planned for a ponding area. All of the logs noted frost extended to 2 feet below grade.

Boring 1 encountered sandy lean clay extending from the surface to 7 feet below grade. The soils to 14 feet were poorly graded sands with silt. The boring terminated at 15 feet in clayey sand. There are proposed ponding/ infiltration areas on either side of the road adjacent to this boring.

Borings 2, 3 and 5 found poorly graded sand or poorly graded sand with silt to a depth of 6 to 10 feet.

Boring 4 found poorly graded sand with silt to 8 feet and poorly graded sand below down to termination depth.

Boring 6 found poorly graded sand with silt to 8 feet and poorly graded sand below down 14 feet with silty sand to termination depth.

All of the sands encountered were in a very loose to loose condition. The report recommended over excavation, replacement and compaction of soils below utility lines.

Recommendations

The City requires that consideration be given to over excavation, replacement and compaction of soils be performed below all proposed pavements. The sandy lean clay encountered in boring 1 should be replaced with on-site sands so that all of the pavement subgrade is uniform. The sandy lean clay under the proposed infiltration area should be replaced with onsite sandy soils, minimally compacted to promote infiltration.

If soils correction is not performed on the house pads then density tests at footing level and a report will be required with every building permit.

The Tradewell report was dated February 9, 2017. As noted above, 2 feet of frost was encountered on the site in January when NTI performed their borings. A narrative listing the actual dates of the borings and evaluation of the suitability of the soils must be submitted for these borings. The borings list conditions changing at 12 inches which would be hard to pick out if the ground is frozen to 2 feet. The location map and narrative must be submitted for review and must include the items noted above.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	2/24/17	PROJECT ADDRESS	
PROJECT. TITLE	Covenant Meadows		
ESCROW #			
DEPARTMENT:	Fire Dept.		
TECHNICAL REVIEWER:	Name: Carey Schiferli Phone: 763-433-9832 Email: cschiferli@ci.ramsey.mn.us		

General: No issues with the development itself. The primary concern is that there is no other entrance/exit from this neighborhood. At this time, the only entrance/exit to this entire neighborhood (existing and proposed) is 169th Ave NW. This creates potential for several issues. First, if there were a structure fire in this area, we would have to transport water in tanker trucks and the maneuverability would be tough. Second, if we had a tree come down, it could block the only access for emergency responders.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	2.24.17	PROJECT ADDRESS	OUTLOT A, MEADOWBROOK
PROJECT. TITLE	COVENANT MEADOWS PRELIMINARY PLAT		
ESCROW #			
DEPARTMENT:	Police Department		
TECHNICAL REVIEWER:	Name: Tim Frankfurth Phone: 763-433-9846 Email: tfrankfurth@ci.ramsey.mn.us		

Public Safety Review of Proposed Development:

The Police Department has no issues with the development itself; however, some concern was raised with regard to access to the development as the area is already a one in/one out accessed neighborhood. That access point is around Rum River Hills golf course from Highway 47.

The Covenant Meadows preliminary plat is proposing twelve (12) lots for this development and while it would add additional people to an emergency response scenario, public safety does not view the proposed development as an additional risk over and above the risk already present due to the singular access point from Highway 47 for the entire neighborhood. The proposed development provides for a westward roadway that may eventually lead to a connection back out to Highway 47 that would provide a second access point and lessen the risk in relation to an emergency response due to the secondary access point. It remains to be seen if MnDOT would be supportive of such a connection that would result in another access onto Highway 47.