

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	FEBRUARY 24, 2017 REVISED: MAY 5, 2017	PROJECT ADDRESS	WEST OF OLIVINE STREET, SOUTH OF TROTT BROOK
PROJECT TITLE	BROOKFIELD 8 TH ADDITION FINAL PLAT & EASEMENT VACATION		
ESCROW #	115267		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: (763) 433-9817 Email: canderson@cityoframsey.com		

Final Plat Review

We offer the following comments regarding the Final Plat submittal for Brookfield 8th Addition as it relates to the City's Zoning Code. Final Plat submittal consists of two (2) sheets, prepared by E.G. Rud & Sons, Inc., along with the final construction plans consisting of and eighteen (18) sheets, prepared by Plowe Engineering, and six (6) sheets, prepared by E.G. Rud & Sons, Inc., both dated April 12, 2017. The proposal includes a request for a Final Plat and Easement Vacation.

Planning Staff provides the following comments that require revision:

Preliminary Plat Sheet

1. The wetland setback is identified as "wetland buffer". Please revise so that is reads as "Wetland Setback".

Sheet C0.1

1. The wetland setback is identified as "wetland buffer". Please revise so that is reads as "Wetland Setback".

Sheet C2.3

1. The wetland setback is identified as "wetland buffer". Please revise so that is reads as "Wetland Setback".
2. Add the trenching work outlined in the Oak Wilt Management Plan to this plan sheet (we have received an electronic copy of this, the final plan set must include this).

Sheet 3

1. Add the trenching work outlined in the Oak Wilt Management Plan to this plan sheet (we have received an electronic copy of this, the final plan set must include this).

Sheet 6

1. Add the trenching work outlined in the Oak Wilt Management Plan to this plan sheet (we have received an electronic copy of this, the final plan set must include this).

Staff provides the following comments for general review of applications:

General. The Final Plat proposes re-platting Outlot A, Brookfield 2nd Addition and the adjacent parcel to the south (PID No. 09-32-25-44-0017) into twenty-five (25) single family residential lots. All twenty-five (25) of the new lots would be accessed by the extension of 168th Circle NW.

Lot Sizes. The minimum lot size in the R-1 Residential District (MUSA) is 10,800 square feet with a minimum lot width of 80 feet (90 feet for corner lots), measured at the building setback line. City ordinance now also requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. Note that lot width is measured at the property line abutting a street at the minimum setback line of the applicable zoning district. The Planning Commission approved variances for lot depth, and a front yard setback of 25 feet for certain lots within the Plat.

Setbacks and Dimensional Standards.

MUSA	
Required	Proposed
Front yard: 30 feet	Front yard: 25 feet (Lots 1-9, Block 1 and Lots 15-16, Block 2 per the approved variance) and 30 feet.
Side yard uninhabitable: 6 feet	Side yard uninhabitable: 6 feet
Side yard habitable: 10 feet	10 feet
Side yard corner lot: 30 feet	Side yard corner lot: 30 feet
Rear yard: 30 feet	Rear yard: 30 feet
Minimum lot width*: 80 feet/corner lot 90 feet	Minimum lot width*: 80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	Variance granted for substandard lots (Lots 1 and 3, Block 1 and Lot 16, Block 2)
Wetland: 16.5 feet	Wetland: 16.5 feet

**Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*

*** Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

Density. The R-1 Residential regulations for the MUSA area allows a net density of 3 units per acre (excluding wetlands and major road rights-of-way). The proposed density is 2.39 units per acre.

Floodplains. There are floodplains within the boundaries of the project area, including both Floodway and Floodfringe. There shall be no fill placed within the Floodway.

The Flood Insurance Study indicates that the flood elevation is 871.5 feet. The lowest floor of any proposed home will need to be at or above the Regulatory Flood Protection Elevation (RFPE), which is one (1) foot above 871.5 feet.

There is floodplain across portions of this site. According to the Flood Profile for Trott Brook, the Floodway elevation is approximately 871.5 feet. An Elevation Certificate will be required for Lots 1-5, Block 1 and Lots 7-12, and 15-16, Block 2, prior to the issuance of a Certificate of Occupancy, to ensure that the lowest floor elevation is at or above the Regulatory Flood Protection Elevation, which is the base flood elevation (871.5 ft) plus one foot of freeboard (State of Minnesota requirement). Note that this language has been added to the Development Agreement.

Review File: Brookfield 8th Addition Trail Easement Vacation, and Drainage and Utility Easement Vacation, and Final Plat.

February 24, 2017; revised May 5, 2017

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Please be advised that individual lot surveys will be required to include the following information above and beyond what is typically shown: Floodplain boundary (with note of no grading within floodway), wetland, and wetland setback.

Wetlands. All wetlands and land within the (16.5) Sixteen and a half foot wetland setback must be encumbered within a drainage and utility easement. This area is shown within such an easement on the Final Plat sheet; however the Preliminary Plat Sheet refers to the Wetland Setback as a Wetland Buffer. *Ensure that all wetland setbacks are identified as "Wetland Setback" rather than "Wetland Buffer".*

Trott Brook. A portion of the lots will back up to Trott Brook, which is a tributary of the Rum River. Thus, the project is subject to the Scenic River Overlay District, which includes a 100 foot setback from the OHW of Trott Brook and has controlled vegetative cutting standards as well. Additionally, lands within 300 feet of the OHW of Trott Brook are subject to Shoreland Management requirements. There is a Conservation and Trail Easement encumbering significant portions of the rear yards of Lots 1-12, Block 2 that will prevent any impervious surfaces or tree/vegetation removal in proximity to Trott Brook.

Tree Preservation. A Tree Inventory and Preservation Plan was submitted and approved as part of the Preliminary Plat. The Developer worked with a Certified Arborist to develop an Oak Wilt Management Plan to address the potential introduction and/or spread of oak wilt to trees outside of the clearing work. The Oak Wilt Management Plan was reviewed by the City's Environmental Policy Board, which did recommend approval of it. The proposed trenching work to sever potentially grafted root systems needs to be added to the final plan set. *Provide exhibits for Lots 4-8 & 16, Block 2 and Lot 1, Block 1 (in CAD format or equivalent, but send over as pdf) to illustrate what trees can be removed by a future homeowner.*

Landscaping. Each lot is required to have two (2) front yard trees installed. The plan currently shows the required two (2) front yard trees for each lot. The proposed trees are positioned in the boulevard area to serve as street trees (as spacing permits). Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot is subject to the City's topsoil requirement.

Density Transitioning. Lots 1-5, Block 1 are subject to the density transitioning standards found in City Code [Section 117-110](#). It appears that the wetland area in the rear of these lots creates a natural buffer of more than 300 feet between the existing homes in the R-1 Residential (Rural Developing) district. This satisfies the density transitioning requirements.

Streets and Access. Access to the site will be gained by an extension of 168th Circle. The Planning Commission has approved a variance to cul-de-sac length for this project.

Trails. The plans currently show a portion of the existing trail that would run between lots 11 and 12 of Block 2 to be removed and that a replacement trail access is proposed to run between Lots 7 and 8 of Block 2. It will be required that that proposed trail connection be ADA compliant.

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. Note that the lots are subject to the Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement.

Development Agreement(s): Due to the desire to commence grading and tree clearing activities prior to recording the Plat, there will be two (2) separate agreements executed. First, a Grading and Tree Clearing Agreement to address the initial activities. Then, an executed Development Agreement will be required prior to releasing the plat for recording. Each will require a separate surety for the applicable improvements.

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

DATE	MAY 4, 2017	PROJECT ADDRESS	WEST OF OLIVINE STREET AT 168 TH CIRCLE
PROJECT. TITLE	BROOKFIELD 8 TH ADDITION		
ESCROW #	115267		
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 Final Plat Exhibits for Brookfield 8th Addition. The submittal consists of 24 sheets prepared by E. G. Rud & Sons, Inc. and Plowe Engineering, Inc. dated September 1, 2016, revised April 12, 2017.

NO RECYCLE IN WEAR COURSE

Sheet Specific Comments:

C0.1 Removals Plan

1. The wetland buffer text must be bold to standout on this sheet.

C1.1 and C1.2 Plan and Profile Watermain and Sanitary Sewer

1. Replace “Ramsey Public Works” with “Ramsey Engineering”. Please make this change on all sheets.
2. Call out angle of watermain bends.
3. Label length of watermain in profile view.
4. Verify invert elevation of San MH 5.

C 1.3 Plan and Profile Watermain

1. Add a match line to the plan view and to sheet C1.2.
2. Directional boring pit needs to be outside of wetland.
3. Specify where the DIP ends and the HDPE begins.
4. Provide detail on connecting DIP to HDPE, 2 locations.
5. Move watermain to 10 ft east of forcemain.
6. The connection to the existing watermain in 166th Ave. will require a wet tap. Search of the as-built records did not show a Tee was installed at this location.
7. Add a hydrant to the new line just north of 166th Ave.

C 1.4

1. Adjust existing profile to reflect shots shown on sheet C3.7.
2. The pond outlet profile view does not match the plan view. The plan view states match elevations in the 870 range. The profile view shows the trail at 880.

C 2.1

1. Please revise the Trott Brook – TMDL to list the BMPs used on this project and the expected water quality treatment improvements provided by each practice. Provide this information in report form also.

C 2.3

1. The wetland buffer text must be bold to standout on this sheet.
2. Add note under tree protection “Refer to Oak Wilt management plan dated April 7, 2017”. Add this note to C 2.4 also.

C 3.7

1. The wetland buffer text must be bold to standout on this sheet.

A project manual which includes the bid form, contract and specifications must be submitted with the final plat.

Revised plans which address **all** of these changes must be submitted.