

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 5, 2017	PROJECT ADDRESS	NORTH OF ALPINE DRIVE, WEST OF RAMSEY BOULEVARD
PROJECT. TITLE	WOODLANDS 4 TH ADDITION FINAL PLAT		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant City Planner Phone: (763) 576-4306 Email: EMaass@wsbeng.com		

Preliminary Plat Review

We offer the following comments regarding the Final Plat submittal for Woodlands 4th Addition as it relates to the City's Zoning Code. Final Plat submittal consists of twenty-four (24) sheets, prepared by James R. Hill, Inc. dated March 3, 2017 and Final Plat sheets consisting of three (3) sheets, prepared by James R. Hill, Inc. The proposal includes a request for Final Plat.

Staff provides the following comments that require revision:

General Comment:

1. Include the 100-year floodplain elevation on the plan set.
2. As of February 1, 2017 Connexus Energy no longer provides lighting plans for developments. As such, the Applicant will need to provide a lighting plan for review and approval by the City.

Sheet 1.10

1. Remove the text under Minimum Setbacks related to the Side (garage) yard setback that reads "(Including livable space above and behind garage).

Sheet 3.30

1. The line type used for the portion of the trail in Outlot A which is assumed to be the boardwalk portion, is not shown in the legend. Please add this line type and provide its label to ensure clarity of what it is representing. Please address on all other correspond sheets as necessary.

Sheet 5.10

1. 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.

Final Plat

1. Rename the short cul-de-sac to Peridot Ct and rename the longer cul-de-sac to Peridot St.

Staff provides the following comments for general review of applications:

General. The Final Plat proposes re-platting Outlot B, Woodlands, Outlot B, Woodlands 2nd Addition, and Outlot A, Woodlands 3rd Addition and the adjacent parcel to the south parcel legally described below, into twenty seven (27) single family residential lots. Twelve of the lots would be accessed by the extension of 159th

Avenue NW with the remaining fifteen (15) lots being serviced by the portion of 159th Ave NW which has already been constructed.

Outlot B, Woodlands, Anoka County, Minnesota; and

Outlot B, Woodlands 2nd Addition, Anoka County, Minnesota; and

Outlot A, Woodlands 3rd Addition, Anoka County, Minnesota; and

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds West a distance of 295.48 feet to the point of beginning.

- Or upon recording-

Lots 1-2, Block 1, Lots 1-10, Block 2 (inclusive), Lots 1-15, Block 3 (inclusive), WOODLANDS 4TH ADDITION, Anoka County, Minnesota.

Following the approval of the requested Comprehensive Plan Amendment by the Metropolitan Council, and the Rezoning of the property by the City of Ramsey from R-1 Residential (Rural Developing) to R-1 Residential (MUSA), the Final Plat is being reviewed under the R-1 Residential (MUSA) standards.

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.

Setbacks and Dimensional Standards.

MUSA	
Required	Proposed
Front yard: 30 feet	30 feet
Side yard uninhabitable: 6 feet	6 feet
Side yard habitable: 10 feet	10 feet
Side yard corner lot: 30 feet	N/A
Rear yard: 30 feet	30 feet
Minimum lot width*: 80 feet/corner lot 90 feet	80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	A variance was granted for Lot 15, Block 3. All other lots which were not platted prior to the lot depth ordinance meet the required lot depth standard.
Wetland: 16.5 feet	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 up to 3 units per acre (excluding wetlands and major road rights-of-way). The proposed density is 1.06 units per acre (gross density).

Floodplains. There are floodplains within the boundaries of the project area. The floodplain includes only Floodfringe.

Wetlands. There are significant wetlands on the property which are shown within drainage and utility easements on the Final Plat. The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both the wetland delineation as well as stormwater calculations.

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 should be 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.

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. A note regarding this timeframe has been added to both the Grading, Drainage, and Erosion Control Plan as well as the Tree Inventory and Protection Plan. Additionally, please consult with the Certified Arborist that prepared the Tree Inventory and Protection Plan to prepare a plan that identifies the precautionary steps to be taken on site to protect oak trees from Oak Wilt.

The Landscape Plan is generally acceptable. However, we would like to work with you to focus at least one (1) of the two (2) required front yard trees to be located within the boulevard (between the sidewalk and back of curb or, for those areas with no sidewalk, within ten [10] feet of the back of curb) to create a street tree presence. Street trees shall only consist of deciduous species. Any changes to the species shall receive approval by the City prior to installation.

The Environmental Policy Board (EPB) reviewed the Landscape and Tree Preservation Plans at its meeting on November 21st and recommended approval of both contingent upon compliance with this review letter.

Density Transitioning: As proposed, the development is subject to the density transitioning standards found in City Code [Section 117-110](#). It appears that the wetland area in the rear of each of the proposed lots creates a natural buffer of more than 300 feet between the existing homes in the R-1 Residential (Rural Developing) district. This would satisfy the density transitioning requirements.

Streets and Access. The Final Plat indicates that 159th Avenue NW would be extended to the south to serve lots 4 – 15 (inclusive) of Block 3. The Applicant received a variance to cul-de-sac variance length.

Trails. The plans currently show a trail access to the existing boardwalk located in Outlot A between Lot 10 Block 2, and Lot 15 Block 3. This satisfies the staff request for a pedestrian connection to the boardwalk to the east.

Grading and Drainage Plans. A permit from the LRRWMO will be required. Please also see review comments from the Engineering Division.

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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	MAY 4, 2017	PROJECT ADDRESS	EAST OF VARIOLITE STREET SOUTH OF 161 ST AVENUE
PROJECT. TITLE	WOODLANDS 4 TH ADDITION		
ESCROW #	115353		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Construction Plans for Woodlands 4th Addition. The submittal consists of 23 sheets prepared by James R. Hill, Inc. dated March 3, 2017.

Preliminary Grading and Drainage Plan Sheet C3.30:

1. Revise the lowest floor elevation for lots 5 – 10 to 872.5. This is two (2) feet above the 100 year water level of the adjacent wetlands as required by the Lower Rum River Watershed Management Organization (LRRWMO). (This comment was in the preliminary plat review letter)

Preliminary Grading and Drainage Plan Sheet C3.31:

1. Show contours from the front of the houses to the back of curb.

Preliminary Utility Plan Sheet C4.10:

1. Add connect to existing watermain near station 15+50.
2. There is overlapping text in Rhinestone court.
3. All 6” watermain must be Class 53.
4. The connection to the existing sanitary manhole must be an inside drop. The City has updated their detail for an inside drop.
5. Utility installation will require dewatering. The final plans must show a location for discharge of the dewatering pipes. The downstream ditch must be checked for obstructions prior to starting dewatering.

Preliminary Utility Plan Sheet C4.11:

1. The connection to the existing sanitary manhole must be an inside drop. The City has updated their detail for an inside drop. Add invert label at this connection.
2. Check the cover over the services at Lot 8, Block 3 and insulate as needed.
3. All 6” watermain must be Class 53.

Storm Sewer Construction C5.11:

1. Revise storm sewer structure table to match detail STO 4.

Street Construction Sheets C6.10, C6.11:

1. Screen or ghost the valves, catchbasins and manholes on these sheets.
2. The bituminous trail must be 10 feet wide. Evaluate connecting the new bituminous trail to the existing bituminous trail for access purposes.
3. The space between the pedestrian ramp and the sidewalk shall be concrete. The pedestrian ramp to the new trail shall be 10 feet wide.
4. Number the pedestrian ramps in plan view to match the details.
5. A pedestrian ramp is required at Lot 10, Block 3.

Preliminary Tree Preservation Plan C7.10:

1. Add notes: All erosion control needs to be installed prior to any tree clearing activities.
2. Trench to cut tree roots prior to commencing removal activities.

Details C8.11, C8.12:

1. General note 12 states 24 hour notice, Specific note 2 states 3 hours. Revise the 24 hours to read 3 hours. This is the City Standard.
2. Add to note 12: The developer's escrow will be billed if the City cleans the streets.
3. The MNDOT standard Curb Ramp details now consist of 6 sheets.

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

Stormwater Model:

The stormwater model indicates the site provides the required rate control for the 2, 10 and 100 year storms. Volume control cannot be provided on site due to the shallow depth to groundwater. Calculations and a cost estimate for an infiltration basin sized for this project must be submitted to the City for review. The City will use this information to determine the amount to contribute to the infiltration mitigation fund.

The engineer provided an estimate of \$2,500 for the infiltration mitigation. Staff feels this is too low and recommends a contribution of \$9,370. This is broken out as follows:

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Infiltration volume required	5,554 cubic feet	
Subcut for sand liner	1 foot	
Total Excavation	8331 Cubic feet or 309 CY	
Grading Unit Cost	\$15/ Cubic Yard	
Grading Cost		\$ 4,630
Liner Volume	103 Cubic Yard	
Liner Unit Cost	\$30/ Cubic Yard	
Liner Cost		\$ 3,090
Seeding Cost		\$ 400
Subtotal		\$ 8,150
Total	With 15% Contingency	\$ 9.370

The stormwater summary included P8 model data showing the site provides the necessary Total Suspended Solids and Total Phosphorus removals.