

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

<b>DATE</b>	JUNE 9, 2017	<b>PROJECT ADDRESS</b>	7131 166 <sup>TH</sup> AVE
<b>PROJECT. TITLE</b>	FINAL PLAT: HOMESTEAD ROAD		
<b>ESCROW #</b>	115464		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: (763) 433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the Final Plat submittal for Homestead Road as it relates to the City’s Zoning Code. The Final Plat submittal consists of five (5) sheets, prepared by Advance Surveying & Engineering Co. and dated October 18, 2016, revised May 1, 2017. The Ramsey Planning Commission has approved a Variance to deviate from the minimum lot depth requirement. Two (2) lot depth exhibits, prepared by Advance Surveying & Engineering Co. and dated January 13, 2017, were also received relating the variance. Finally, the submittal does include a draft Maintenance Agreement for the rain gardens, which was also prepared by Advance Surveying & Engineering Co.

**Staff provides the following comments that require revisions:**

**Final Plat**

1. Update line type of drainage and utility easements for the two (2) rain gardens to match the line type of the other drainage and utility easements.

**Sheet S2 (Grading Plan)**

1. A Maintenance Agreement for both rain gardens has been submitted. This document requires revisions as it will be an Agreement between the City and Developer (and successors and assigns) and will not involve the Anoka Conservation District. City Staff has revised this document and forwarded it to the City Attorney for review.
2. A planting plan for each rain garden is required and must be shown on the plan set (planting info such as species and quantities are outlined in the draft Maintenance Agreement but must be added to the plan set). Plan shall specify species, size, installation specifications, ground cover, warranty period, etc.

**Sheet S4 (Tree Inventory/Landscape Plan)**

1. Specify the species of maple tree proposed. Note that Amur Maple is a prohibited species and will not be given credit toward the required landscaping.

**General:** The applicant is requesting review of a Preliminary Plat that contemplates platting the property at 7131 166<sup>th</sup> Ave NW (the “Subject Property”) into three (3) single family residential lots. The existing home would remain as part of this plat and each of the three (3) lots would be served by municipal sewer and water. In general, the Subject Property is a difficult property to subdivide due to the expansive wetland and floodway located on the property. The Ramsey Planning Commission did approve a variance to lot depth for Lots 1 and 3. In both instances, the encroachment into the 60’ x 100’ buildable area box is rather limited. Considering this, Staff believes the Applicant has done a commendable job with the proposed Plat

with regard to the proposed number of proposed lots. Note that the proposed homes shall be located in the general positions shown on the Preliminary Plat.

**Land Use and Zoning:** The Subject Property is guided Low Density Residential in the Comprehensive Plan and is located within the R-1 Residential (MUSA) zoning district. Review of the Preliminary Plat is based on the current zoning designation of R-1 Residential (MUSA). Each proposed lot complies with the minimum lot size of 10,800 sq. ft.

**Net Density Calculations.** The Applicant shall provide gross acreage, as well as net acreage. Net acreage is calculated by subtracting wetland acreage from the gross acreage. The Applicant has provided a calculation of one (1) unit per 1.02 acres.

**Setbacks:** The required setbacks are outlined below.

Setbacks	
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: 30 feet	Not applicable
Rear yard: 30 feet	30+ feet
Minimum lot width: 80 feet/corner lot 90 feet	80 feet

*\*Note: Minimum Lot Width is measured at front yard setback (30 feet from front property line), not front property line, nor at curb line.*

On Lots 1 and 3, the side yard setback is shown as six (6) feet. While this is accurate for the uninhabitable portions of the proposed structures (garages), the minimum side yard setback for habitable (home) portions is ten (10) feet.

**Building Elevations:** No elevations of the proposed homes were submitted. Individual models are not included for review. In a single family development, it is difficult to approve every individual potential model at time of Plat. The Applicant has included a possible deck on the proposed homes on Lots 1 and 3. This should also be provided for the proposed home on Lot 3. Note that no part of a deck can encroach on the required wetland setback area.

**Streets:** 166<sup>th</sup> Ave is a Municipal State Aid (MSA) road, which requires a dedicated right-of-way (r-o-w) of eighty (80) feet. The Final Plat is dedicating forty (40) feet of right-of-way to the public. There is an existing sidewalk in front of the Subject Property; no additional sidewalk is required.

**Easements:** Drainage and utility easements are required on each lot and must be ten (10) feet in width abutting dedicated right-of-way, five (5) feet in width along both side lot lines, and encumber any 100-year storm event for all existing and proposed surface waters and wetlands. Additionally, Drainage and Utility Easements must extend at least sixteen and a half (16.5) feet beyond the delineated wetland edge. It appears that the Final Plat includes sufficient drainage and utility easements.

**Density Transitioning:** The proposed plat is adjacent to an existing larger lot residential neighborhood that is zoned R-1 Residential (Rural Developing), and thus, density transitioning would be applicable. However the lot directly adjacent to the subject property is owned by the City and appears to be entirely wetland. As such, this satisfies the density transitioning requirement.

**Tree Preservation:** A detailed tree inventory identifying all significant trees, as defined in City Code [Section 117-327](#) (and outlined below), was submitted. The inventory does indicate that there are oaks present on the Subject Property. Due to concerns with Oak Wilt, any clearing within a stand of oak trees shall be completed prior to April 15 or after July 15. *If construction activities will occur within this stand of oaks prior to July 15, an Oak Wilt Management Plan shall be prepared outlining steps that would be taken to prevent the introduction and spread of Oak Wilt beyond the Subject Property.*

**Topsoil:** Each individual lot will need to have four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot. There shall not be any fill (topsoil or sod) placed within any designated wetland or flood zone.

**Development Fee Calculations:** Development Fees will be due on the Plat. A DRAFT of the Development Fees is as follows:

Fee Type	Units	Unit Type	Unit Price	Total
Park Dedication (0-12 units per acre)	2	Per unit	\$2,800	\$5,600
Trail Development	2	Per unit	\$800	\$1,600
Water Fees (Trunk/Connection)	3	Per unit	\$1,925*	\$5,160
Water Fees (Lateral)	3	Per acre	TBD	TBD
Sewer Fees (Trunk/Connection)	3	Per unit	\$1,154	\$3,462
Sewer Fees (Lateral)	3	Per acre	TBD	TBD
Stormwater Management	2	Per unit	\$473	\$946
Street Light (Cobra)	NA	Per light	\$1,300	NA
Street Light (3 Year O&M)	NA	Per light	\$294	NA
Sewer Availability Charges (SAC)	3	Per SAC Unit	\$2,485	\$7,455
Water Availability Charges (WAC)	3	Per WAC Unit	\$1,236	\$3,708

\*Per the Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement

**Development Agreement:** Upon approval of a Final Plat, an executed Development Agreement will be required prior to releasing the plat for recording.

**Other Permits:** This project will require a Lower Rum River Watershed Management Organization (LRRWMO) permit. A copy of said permit shall be provided to the City.

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

<b>DATE</b>	JUNE 9, 2017	<b>PROJECT ADDRESS</b>	NORTH OF 166 <sup>TH</sup> AVE, WEST OF LIMONITE STREET
<b>PROJECT. TITLE</b>	HOMESTEAD ROAD		
<b>ESCROW #</b>	115464		
<b>DEPARTMENT:</b>	Engineering		
<b>TECHNICAL REVIEWER:</b>	Name: Leonard Linton Phone: 763 433-9834 Email: <a href="mailto:llinton@ci.ramsey.mn.us">llinton@ci.ramsey.mn.us</a>		

The Engineering Department offers the following comments regarding the Final Plat Exhibits for Homestead Road. The submittal consists of 5 sheets prepared by Advance Surveying and Engineering Co. dated October 18, 2016, revised March 2, 2017, revised May 1, 2017. The submittal included a 2 lot depth variance exhibits and a rain garden maintenance agreement dated May 9, 2017. ***Bold italicized items have been on the previous reports and must be changed.***

**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. A scale must be shown on all sheets.**
2. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
3. Plan readability – Proposed sanitary sewer lines and symbols, and watermain lines and symbols must be the most prominent items on the sewer and water sheets. Proposed storm sewer lines and symbols must be the most prominent on the storm sewer sheets. Proposed curb lines, sidewalks and pedestrian ramps must be the most prominent lines on the street sheets. All other lines on the sheet must be screened so the lines and symbols for proposed features stand out. This includes the symbols in the legends which must match the plan view in size, pattern, weight, and color.
- 4. Underlying lines must be broken where they are under text boxes to enhance readability. Underlying text must be moved so there is not text on text.**
5. Sheets S1 – S 4 must read “Final Plat”.

**Sheet Specific Comments:**

**Final Plat Grading Plan Sheet S2:**

1. The proposed rain gardens must be constructed as Stage 1 improvements. They must be protected with silt fence until the vegetation is established around the new house. Grading must be adjusted to maximize the capture of runoff from the impervious areas.
2. The proposed house labels must be changed to read:  
Gar 876  
FF 876  
LF 874  
Where Gar = Garage, FF = First floor and LF = Lowest permissible floor.
3. ***The FEMA 100 year flood elevation must be shown on this sheet.*** The lowest floor elevation of all development, including basements, must be at least 3 feet above the highest anticipated ground water table, 2 feet above the designated or designed 100-year flood elevation, or 1 foot above the emergency overflow, whichever is higher.

**~~Preliminary~~ Final Plat Utility Plan Sheet S3:**

1. See note for sheet S2.
2. The dashed line indicating possible future right-of-way must be changed as noted above.
3. Turn off the dimensions on the utility sheet.
4. Add City details STR25 and STR 26 to the plan set. The details are available on the City website.
5. Add the following notes to the final utility plan regarding abandoning the existing services.
  1. The work shall be inspected by the City.
  2. The contractor must provide a detour plan to the City for approval prior to commencing work.
  3. Pavement shall be sawcut per detail STR25, with the wear course milled to offset the vertical joints prior to paving.
  4. Sawcut lines must be shown on this plan for the Sidewalk, curbs and bituminous pavement.
  5. The excavation must be backfilled at the end of the day, restored with Class 5 and open to traffic.

**Tree Survey Report:**

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1. The tree survey information must be included as a sheet in the plans showing the location of trees to protect or remove in the area of the proposed homes. The viewport should match the grading and utility plan for showing the trees to be removed.

**Rain Garden Maintenance Agreement:**

The agreement must be revised to be between the applicant and the City. The agreement must be binding on all future homeowners. The agreement must be recorded at Anoka County.