CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	6/9/17 **REVISED:** **6/30/17**	**PROJECT ADDRESS**	10-32-25-31-0002, 10-32-25-32-0006, 10-32-25-32-0005
PROJECT. TITLE	COLE ADDITION, PRELIMINARY PLAT REVIEW		
ESCROW #	115739		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Alec Henderson, Planning Intern Phone: (763) 576-4314 Email: AHenderson@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for Cole Addition as it relates to the City's Zoning Code. The Preliminary Plat submittal consists of eleven (11) sheets, prepared by Landform and dated June 1, 2017.

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Easement vacation application received.

Revisions of Preliminary Plat

1. Needs legend on each sheet of used symbols.
2. Wetland delineation needed (see engineering comments). Engineering staff not supportive of easement vacation until verification of wetland and solving for drainage.
3. Revise to dedicate right-of-way for cul-de-sac (minimum radius of sixty [60] feet) and update the table of lot sizes accordingly. If lot size is reduced below 10,800 square feet for any lot, the number of lots will need to be reduced or you could apply for a variance (considered at a future Planning Commission meeting with no guarantee it would be approved).

Sheet C1.2

1. Add note that a Demolition Permit required for removal of structures and to coordinate with the City Building Division for abandonment of the well and septic system.
2. Presently, the Engineering Division is not supportive of vacating the drainage and utility easement. Additional information must be provided to demonstrate that drainage will be sufficiently addressed with this project.

Sheet C2.1

1. Legend needed
2. Sidewalk should be provided along the north side of 168th Lane to the new cul-de-sac bulb. The City is willing to discuss cost for the portion of sidewalk outside the boundary of the Property (between Kamacite Street the existing concrete sidewalk).
3. Cul-de-sac to be built to minimum design standards outlined in City Code Section 117-614 for cul-de-sacs, including dedication of right-of-way.
4. Update the table of lot sizes accordingly (after revising to dedicate right-of-way for cul-de-sac). If lot size is reduced below 10,800 square feet for any lot, the number of lots will need to be reduced or you

could apply for a variance (considered at a future Planning Commission meeting with no guarantee it would be approved).

5. Wetlands and stormwater ponds require a sixteen and a half foot (16.5') setback encumbered by drainage and utility easement (measured from delineated boundary of wetland or the normal water level elevation of a stormwater pond). Add this setback and ensure it is properly encumbered with easement.

Sheet C3.1

1. Need to show tree save fencing and should differentiate line type from silt fence.
2. North east EOF- no easement, can't run water through there.
3. Verify depth of ground water. Must meet ground water, aquifer, flood and emergency overflow requirements (see engineering comments for detail).
4. Engineering has comments detailing the grading and easements.
5. See engineering comments for basement depths

Sheet C4.1

1. Will existing home be connected to utilities? Show stubs.

Planning Staff provides the following comments for general review of applications:

General. The Sketch Plan proposes to re-plat the following legally described land into eight (8) lots:

PID #s: 10-32-25-32-0005, 10-32-25-32-0006 and 10-32-25-31-0002).

The proposed subdivision is bordered by 168th Avenue NW along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to six (6) of the new lots by the extension of 168th Lane NW. The existing home and Lot 4, Block 2 will retain access on 168th Avenue NW.

Plat would require an easement vacation application as proposed.

The Preliminary Plat is being reviewed under the R-1 Residential (MUSA) standards.

Lot Sizes. The minimum lot size in the R-1 Residential (MUSA) District 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	Not shown, provide exhibit that includes the 60' x 100' box on each lot.
Wetland/Stormwater Pond: 16.5 feet	Not shown, update plans to show setback

**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 calculated to be 3 units per acre.

Floodplains. There are no floodplains in the project area.

Wetlands: Must have wetland delineation to determine whether wetlands are present. The large drainage easements as part of the Now and Then Estates are present on this plat and on the adjacent property and it appears that over time, this area may have developed wetland characteristics.

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal.* Each lot is required to have two (2) front yard trees installed. The plan currently does show new proposed trees and meets minimum requirements. 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.

There are no oaks present in the tree inventory.

Density Transitioning: As proposed, the development is not subject to the density transitioning standards based on the zoning of the adjacent properties.

Streets and Access: The proposed Sketch Plan shows the extension of 168th Lane NW into a temporary cul-de-sac. The cul-de-sac shall be designed and built to comply with the minimum design standards in City Code. The proposed subdivision is bordered by 168th Avenue NW along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to six (6) of the new lots by the extension of 168th Lane NW, which would comply with allowable cul-de-sac length. Lots 4 and 5, Block 2 will be accessed from 168th Avenue Northwest. Design of cul-de-sac must meet minimum standards for radius, width, and right of way as per sec 117-614. Lot size would likely need to be adjusted.

Sidewalks: Sidewalk will be required along the north side of 168th Lane NW to the new cul-de-sac bulb. A portion of this sidewalk would extend beyond the boundaries of the Plat to connect back to Kamacite St NW. The City is open to discussing cost allocations for that portion of sidewalk.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities. The plans must show the existing utility stubs for the existing house and clearly show that the existing home will connect to municipal utilities as part of this project.

Grading and Drainage Plans: A permit from the LRRWMO will be required. There is a significant drainage easement over a portion of the Property that is proposed to be vacated. The Engineering Department has noted a concern with this vacation and is not supportive of it without additional information to verify that drainage can still be sufficiently managed.

The lowest floor of each home must follow LRRWMO rules. Lowest floor must be at least three (3) feet above the water table, two (2) feet above the 100-year event, and one (1) foot above emergency overflow. Distance from ground water must be verified. *See engineering review for more detailed grading and drainage comments.*

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water (only applicable for Lots 4-5, Block 2). These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. An engineer's estimate for public improvements will be required with the submitted final plat

Miscellaneous: Temporary construction easements will be needed from the property owners of the lots where the existing cul-de-sac will be removed. See engineering review for more detailed comments. Must apply for easement vacation.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 28, 2017	**PROJECT ADDRESS**	168TH LANE NW, EAST OF KAMACITE STREET
PROJECT. TITLE	COLE ADDITION		
ESCROW #	115739		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Preliminary Plat submittal for Cole Addition. The submittal consists 9 sheets prepared by Landform dated June 1, 2017.

We offer the following comments on these sheets:

General comments:

1. The plans need a legend on every sheet showing every line type and symbol used on that sheet. The Symbols have not been added to the legend. The scale of the symbols in the legend must match the plan view.
2. The lines under text must be broken to make the text legible.
3. Location map must show 1 mile radius and information required for SWPPP or a map must be added to C4 showing the required information.
4. All sheets must be labeled Preliminary Plat only. The City is not processing preliminary and final plats together at this time.

C0.1:

1. The sheet index must be updated. Sheet C1.1 is titled Certificate of Survey, not Existing Conditions.
2. Benchmark information must be listed.
3. Add more information to the trail on Lot 5. This appears to be an extension of the driveway

C1.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. A wetland delineation must be performed on the site.
3. City Code requires that existing topography be shown for 100 feet beyond the boundary of the plat. Topography is shown; however, it does not extend the required 100 feet.
4. Aerial topography is not acceptable, the lots to the north and west were constructed after the 2011 Anoka County Lidar was flown.
5. There is a low area in the northwest corner of the lot that needs to be reflected in the topo.

6. Show the existing sewer and water services from 168th Avenue.

C1.2:

1. A sheet specific legend is required listing all symbols and lines on this sheet. The legend hatch does not match the plan view.
2. Show removal of existing driveway to nearest joint on lot 7.
3. Obtain access agreements for removing temporary cul-de-sac on private property.
4. Show removal of bituminous in 168th Avenue for construction of new services. Bituminous must be sawcut and removed from curb to curb.
5. The notes refer to details that are not in the set, and sheets that are not in the set.
6. The intent of Notes 10 and 13 is not clear.
7. Note 14 does not have a symbol on the plan view.

C2.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. Lot 3, Block 1 and Lot 3, Block 2 must be removed to provide room for a permanent cul-de-sac. Staff has emphasized and the Planning Commission has supported elimination of temporary cul-de-sacs during plan reviews for the last several years. If the adjacent property develops in the future the City will consider vacating right of way so these lots can be developed.
3. The radius of the ROW and cul-de-sac must be shown.
4. The drainage easement on Lot 2, Block 2 must be wider.

C3.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. Soil borings are required in the infiltration areas and in the house pad areas to establish groundwater elevations.
3. The lowest floor elevation must be at least 3 feet above the highest anticipated groundwater elevation, 2 feet above the 100 year flood elevation
4. Refer to the attached guidance from Barr Engineering for determining the acceptable lowest floor elevation.
5. The minimum grade on all lots in all directions shall be 2.0% or greater.
6. Show proposed elevations at all lot corners.
7. Silt fence must stand out on this sheet.
8. The location of the outlets from the infiltration basin must be aligned with the existing drainage and utility easement on the property to the east.

C4.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. Add note "6" DIP and smaller is Class 53."
3. Change City of Ramsey Public Works to City of Ramsey Engineering. The phone number is 763 433-9894.
4. Label valves and manholes in plan view.

5. Specify length of DIP.
6. Label proposed grade in profile.
7. List station for hydrants and connection to existing stubs.
8. Provide key to elevations listed at bottom of profile.
9. See City Standard detail for casting styles.
10. Reference City patch detail for new service installation. Bituminous must be removed and replaced from curb to curb. Label the service installation plan view.
11. The current City details are available on the City website.

C4.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. Sidewalk must be shown along the north side of the street. Sidewalk is 6 feet wide by 6 inches thick.
3. Pedestrian ramps are required at Kamacite Street and the cul-de-sac. A site specific detail is required for each lists elevations, grades and distances. The MNDOT 6 sheet set for pedestrian ramps must be added to the set..
4. Provide key to elevations listed at bottom of profile.

Detail Sheets:

1. Detail sheets must be added to the set as noted above.

L1.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. Several trees to be removed along the north property line appear to be outside of the project.

Stormwater Calculations

1. The stormwater summary indicates the infiltration basins provide the required infiltration volume. Soil borings are required to determine the groundwater elevation and show that 3 feet of separation is available between the bottom of the basin and the groundwater elevation.
2. The infiltration area and the stormwater detention area are the same. The detention area must be totally dry 48 hours after the 100 year event. If this cannot be achieved then the infiltration and detention areas must be separated. Calculations must be provided to support the statement on the summary sheet.
3. Tables listing the P8 results are included. The P8 input data must be added to the report.

Appendix 4A

Low Floor Elevation Guidance

Overview of Lowest Floor Issue

There seems to be two reasons for establishing a minimum lowest floor elevation in the vicinity of a pond – to prevent flooding of the structure by surface water and to prevent seepage or damage from uplift pressures that could result from a rise in the water table elevation. The first reason (direct flooding) can easily be established with knowledge of the maximum flood elevation of a pond (or the 100-year elevation, if this is used) and ground surface topography. The second reason (a rise in the water table due to increased pond elevations) is not so straight forward. This second area is the subject of this memo.

When a formerly dry pond becomes wet (or when a wet pond's water elevation increases) due to a storm event, downward seepage of the ponded water begins. The rate of seepage through the bottom of the pond is dependent upon:

1) The elevation of the water surface above the pond bottom
2) The soil type at the bottom of the pond (i.e. the pond bottom's thickness and permeability)
3) The type of soil underneath the pond (e.g., clay, silt, sand, gravel)
4) The degree of saturation of the soils beneath the pond
5) The depth to the water table

In general, higher seepage through the bottom of the pond will occur when the water surface elevation is high, the pond's bottom sediments are thin and/or sandy, the soils underneath the pond are permeable (such as sand or gravel), the soils underneath the pond have a high moisture content (i.e, they are at field capacity or higher), and the water table is well below the bottom of the pond (i.e. the soils are freely draining).

Higher seepage rates through the bottom of the pond will cause the water table elevation to rise by creating a "mounding condition" below the pond. How high and how widespread the water table mound becomes are contributing factors to whether or not basements will be affected. *However, the single most important factor that will determine if seepage from a pond will cause wet basement problems is the depth to the water table, below the basement.*

The magnitude and extent of the groundwater mounding conditions is also contingent upon the aquifer's transmissivity (aquifer permeability multiplied by aquifer thickness), the specific yield of the aquifer materials, and the duration of the high water levels in the pond. In general, thicker aquifers with higher permeability will experience less mounding than thinner aquifers of lower permeability. Perched aquifers (i.e. groundwater zones less than about 10 feet that overlie extensive clay layers) typically experience the greatest amount of mounding.

Overview of Variance Evaluation Method

All of the combinations of settings, pond configurations, aquifer parameters, and distances from ponds cannot be anticipated before hand in coming up with a method to quickly evaluate whether or not a variance to the minimum floor elevation ordinance should be considered. However, by making some generalities, the most commonly encountered situations can be evaluated. This is the approach taken here.

A groundwater flow model of a "typical" pond and aquifer setting was developed. Aquifer parameters and pond elevations were varied and the resulting water table mounding conditions were simulated. The following conditions were evaluated:

1. Pond elevation increases of 2 feet, 4 feet, and 6 feet above normal or dry conditions
2. Depth to the water table (before flooding) of 3 feet (to represent conditions of 3 feet or less) and 10 feet (to represent conditions where the depth to the water table is greater than 3 feet). The purpose of simulating these two conditions is that with shallow water tables, the rate of infiltration is substantially reduced as the groundwater mound rises into the pond. For deeper aquifer conditions, the pond bottom is always above the water table and the depth to the water table has no bearing on the seepage rate.
3. Three aquifer conditions: clay or perched aquifers (transmissivities of 7 ft^2/day and specific yield values of 0.1); silt aquifers (transmissivity of 70 ft^2/day and specific yield values of 0.2) and sand and gravel aquifers (transmissivities of 2000 ft^2/day and specific yield values of 0.2).
4. Pond bottom sediment thickness of 1 feet and bottom sediment hydraulic conductivity of 1 ft/day.
5. Instantaneous occurrence of a flood condition in the pond, which lasts for 25 days, followed by instantaneous reduction to normal conditions. The purpose of using this condition is that

the effects of aquifer storage (specific yield) are taken into account. A duration of 25 days was selected as being a reasonable time period of flood conditions.

6. Increases in the water table elevation were recorded at several distances between 5 feet and 200 feet from the pond. The maximum rise during the modeled period was selected for plotting.

The U.S. Geological Survey's groundwater modeling code, MODFLOW, was used for this analysis.

How to Determine if a Variance is Warranted

In order to determine if a proposed lowest floor elevation is acceptable, the following need to be known:

1. Depth to the water table and an estimation of the water table's seasonally high elevation.
2. Type of aquifer materials – e.g., clay, silt, sand, gravel
3. Information as to whether or not the water table is perched or is part of a deeper, thicker aquifer system.
4. An estimate of the flood elevation of the pond.
5. The distance of the proposed floor to the pond.

Depth to the water table and the type of aquifer material needs to be determined through the installation of soil borings. The other information should be estimated from other sources.

Once this information is obtained, the minimum depth to the water table from the bottom of the proposed floor slab can be determined from one of six plots, attached to this memorandum. Which of the six plots to use depends on the depth of the water table with respect to the pond's bottom and the type of aquifer material (e.g., clay, silt, sand, gravel). The following steps should be used:

1. Determine the closest distance of the proposed floor to the pond (if the pond size increases during flooding, the distance should be from the flooded perimeter of the pond to the proposed floor).
2. Using Plot 1, determine the minimum permissible depth to the water table for the specified distance from the pond. If the actual depth to the water table (see discussion below for determining this) is greater than the value on Plot 1, no further evaluation is necessary – the floor is sufficiently high with respect to the water table that the water table will not reach the

bottom of the slab, regardless of the soil type or transmissivity. If the depth to the water table is less than the value from Plot 1, further evaluation is necessary.

3. If the soil type of the aquifer, below the water table, is mostly clay OR if the aquifer is perched (a continuous clay layer is less than 5 feet below the water table), Plot 2 must be used. The appropriate pond level increase (2, 4, or 6 feet) for flood conditions must be used in Plot 2 to find the minimum permissible depth to the water table. If the depth to the water table from Plot 2 is less than the actual depth to the water table, the proposed floor elevation is too low and must be raised to equal the value from Plot 2.
4. If the soil type of the aquifer is mostly silt AND the pond bottom is 3 feet or less above the water table, Plot 3 should be used.
5. If the soil type of the aquifer is mostly sand or gravel AND the pond bottom is 3 feet or less above the water table, Plot 4 should be used.
6. If the soil type of the aquifer is mostly silt AND the pond bottom is 3 feet or more above the water table, Plot 5 should be used.
7. If the soil type of the aquifer is mostly sand or gravel AND the pond bottom is 3 feet or more above the water table, Plot 5 should be used.

The values from the plots are guidelines, based on typical conditions. If the plots indicate the proposed floor elevation is too low, additional analyses and data collection could be pursued by the applicant. These additional analyses could include additional soil borings, long-term monitoring of piezometers, or more sophisticated modeling.

Determining Depth to the Water Table

If a variance to a lowest floor elevation ordinance is to be considered, the depth to the water table at the location in question must be known. Without this knowledge, there cannot be a technical basis for approving a variance. Furthermore, the applicant should demonstrate that the measured water-table elevation is both representative of conditions over the entire floor area and is representative of values typical for seasonally high conditions (e.g. spring conditions). A suggested requirement for collecting this information is the following:

1) A minimum of two soil borings shall be installed at or near the perimeter of the lowest floor. At least one of these borings shall be where the floor is closest to the nearest pond.

2) Soil borings shall extend to a depth of at least 7 feet below the water table. The borings shall be left open for a time sufficient to determine the stabilized water level in the borehole. The water level shall be measured with reference to a known bench mark that can relate the water table elevation to the proposed floor elevation. Soils at or immediately below the water table shall be sampled and texturally classified using an approved classification method.

Water levels measured during dry summer months or during the winter may be lower than water levels during the spring. The applicant should be required to make an effort to determine the likely amount of seasonal fluctuation in the water table in the area. Water level records from wells completed in the area could be used. If information is unavailable, the applicant should be required to add a value to the measured water table elevation. One suggestion would be to assume 25% of the total annual precipitation (29 inches), divided by the average effective porosity for non-cohesive soils (0.3), which is:

(29 inches/4) x (1 foot/12 inches)/0.3 = 2 feet

If the seasonally adjusted maximum water-table elevation is eight (8) feet or below the bottom of the slab of the lowest floor, it is unlikely that temporary flood conditions in the pond will cause the water table to rise to the level of the floor.[1]

Determining Soil Type at the Water Table

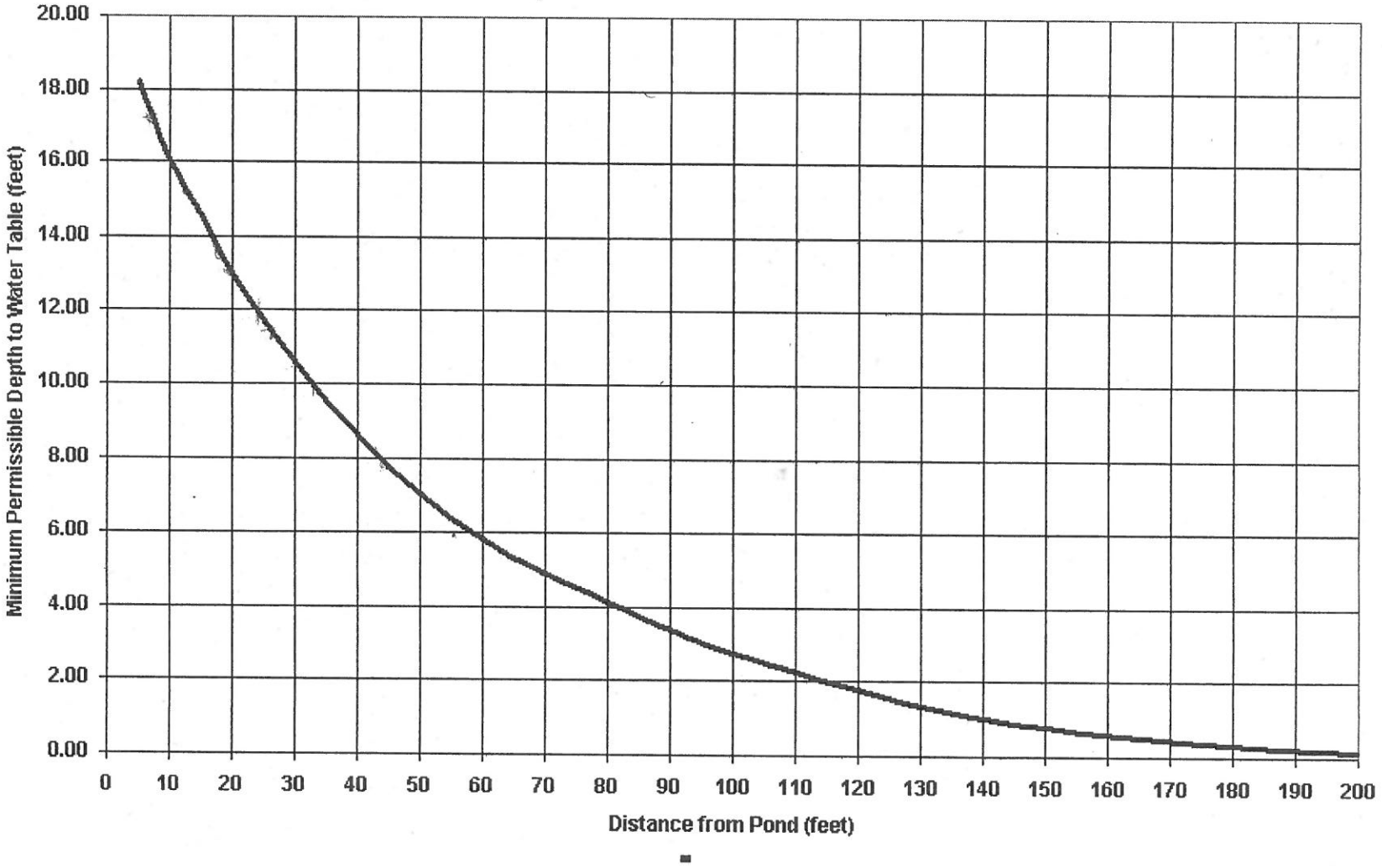
The textural classification from the soil borings will be necessary for determining the expected rise in the water table caused by an increase in pond elevation. At a minimum, the soil should be classified as one of the following:

1) Sandy or gravely soils – consisting of predominantly sand or gravel, with minor amounts of silt and clay
2) Silty soils – consisting predominantly of silt
3) Clayey soils – consisting predominantly of clay

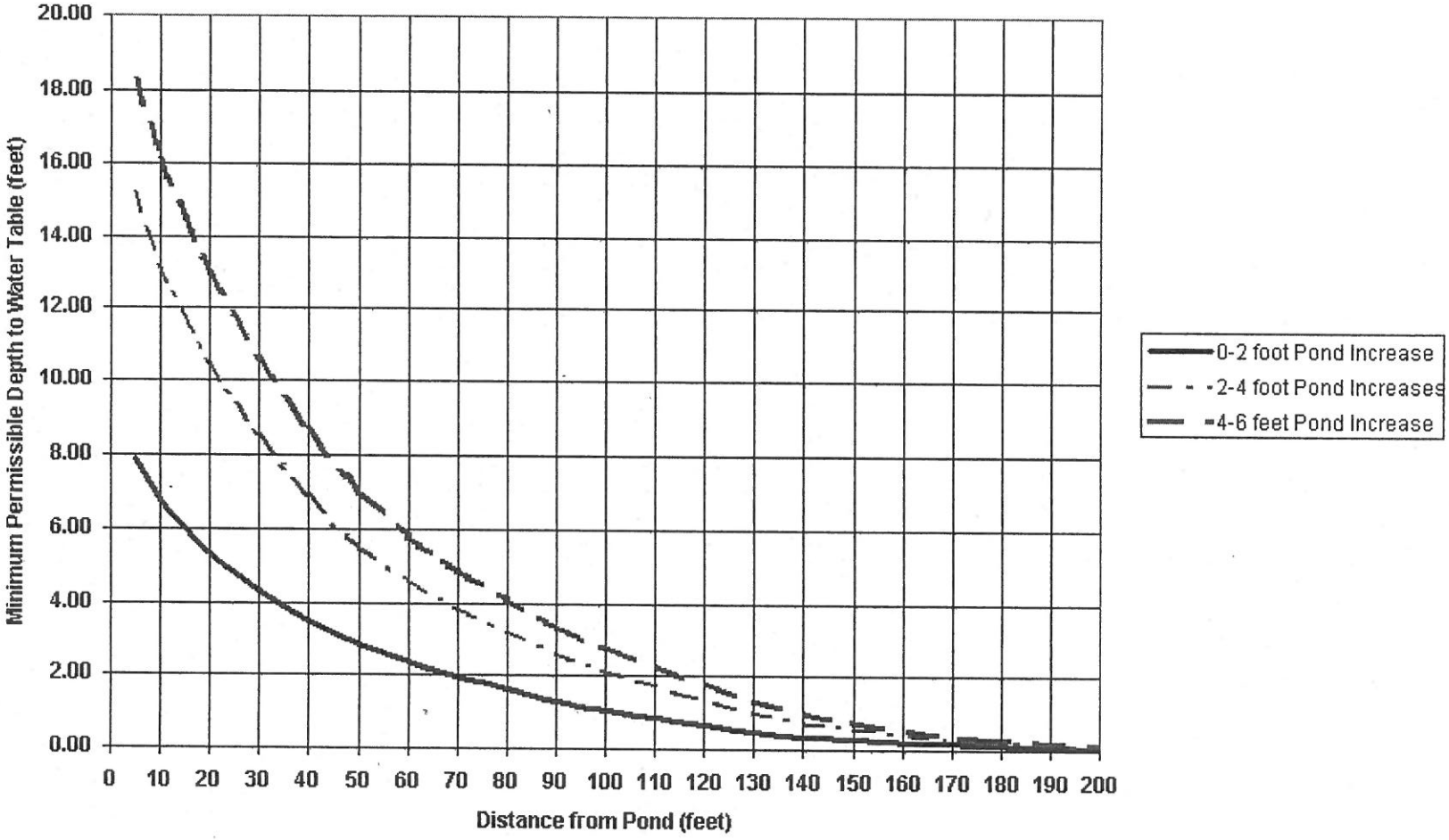
---

[1] This assumes that the pond level begins to return to normal within about 30 days and the pond level's increase is not greater than 6 feet.

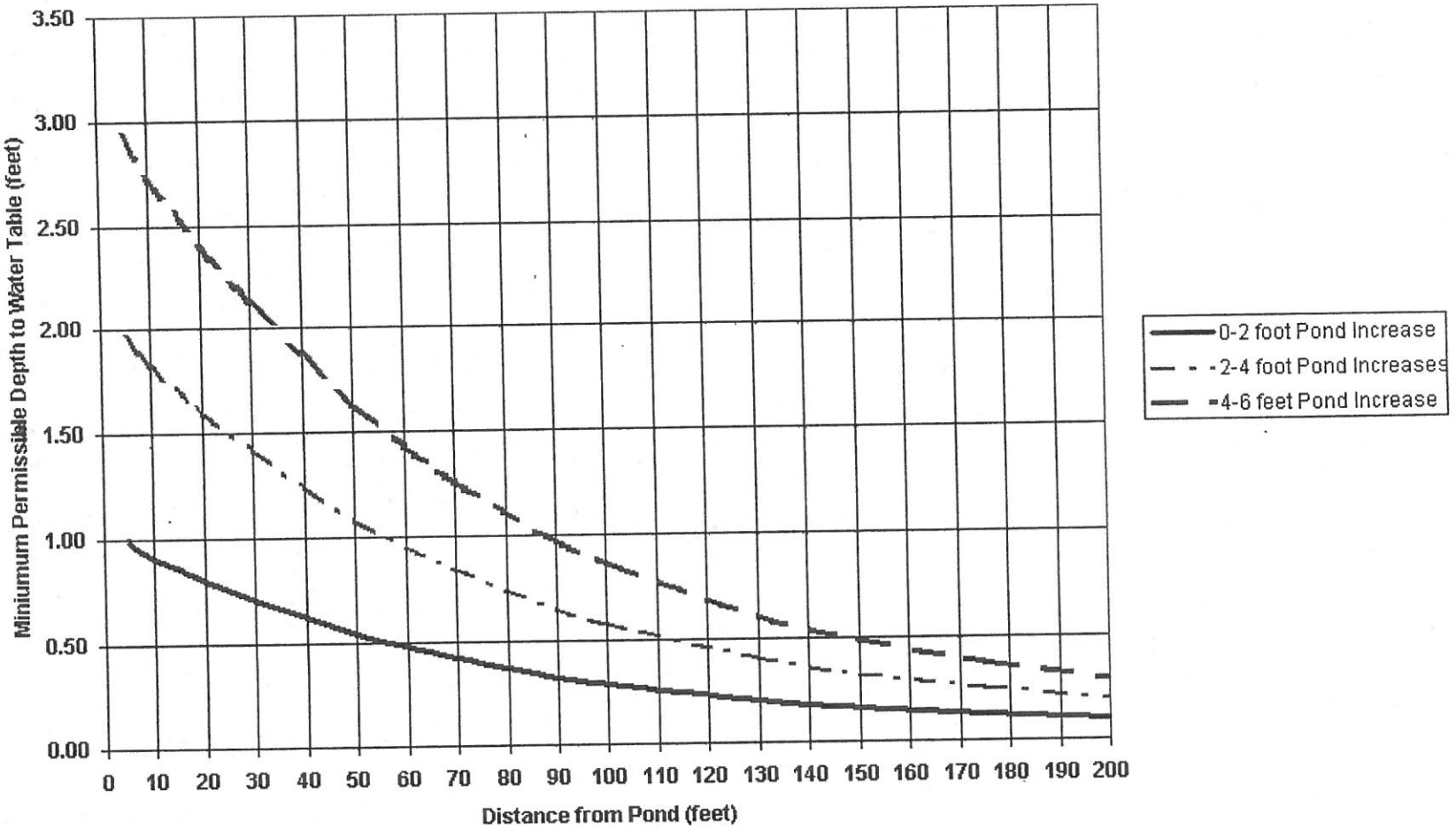
PLOT 1: Minimum Depth to Water Table for No Further Evaluation



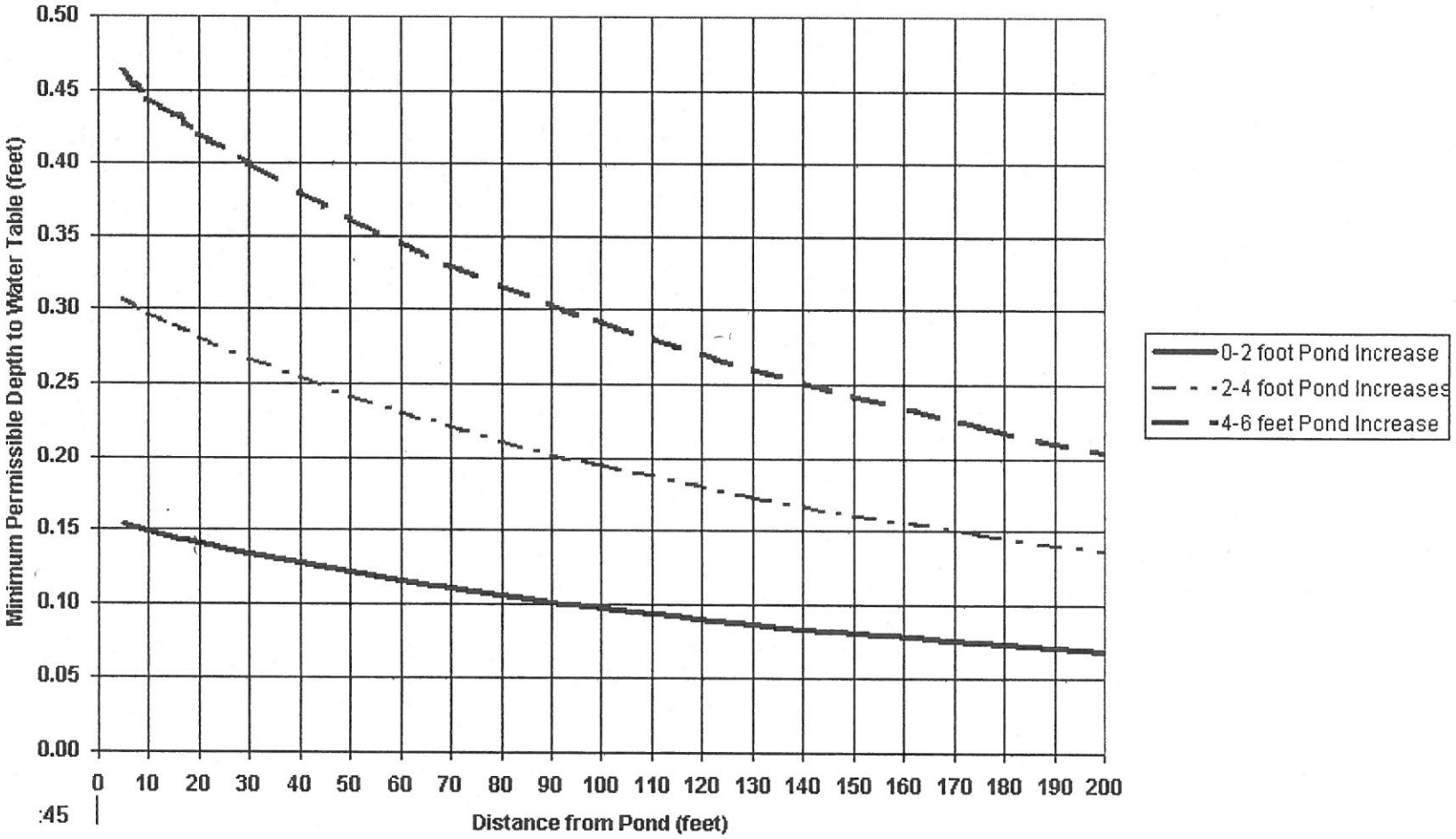
PLOT 2: Minimum Permissible Depth to Water Table - Clay or Perched Conditons
(Perched Conditions = Water Table <5 feet above a continuous clay layer)



PLOT 3: Minimum Permissible Depth to Water Table - Silt - Pond Bottom <3 feet above Ambient Water Table

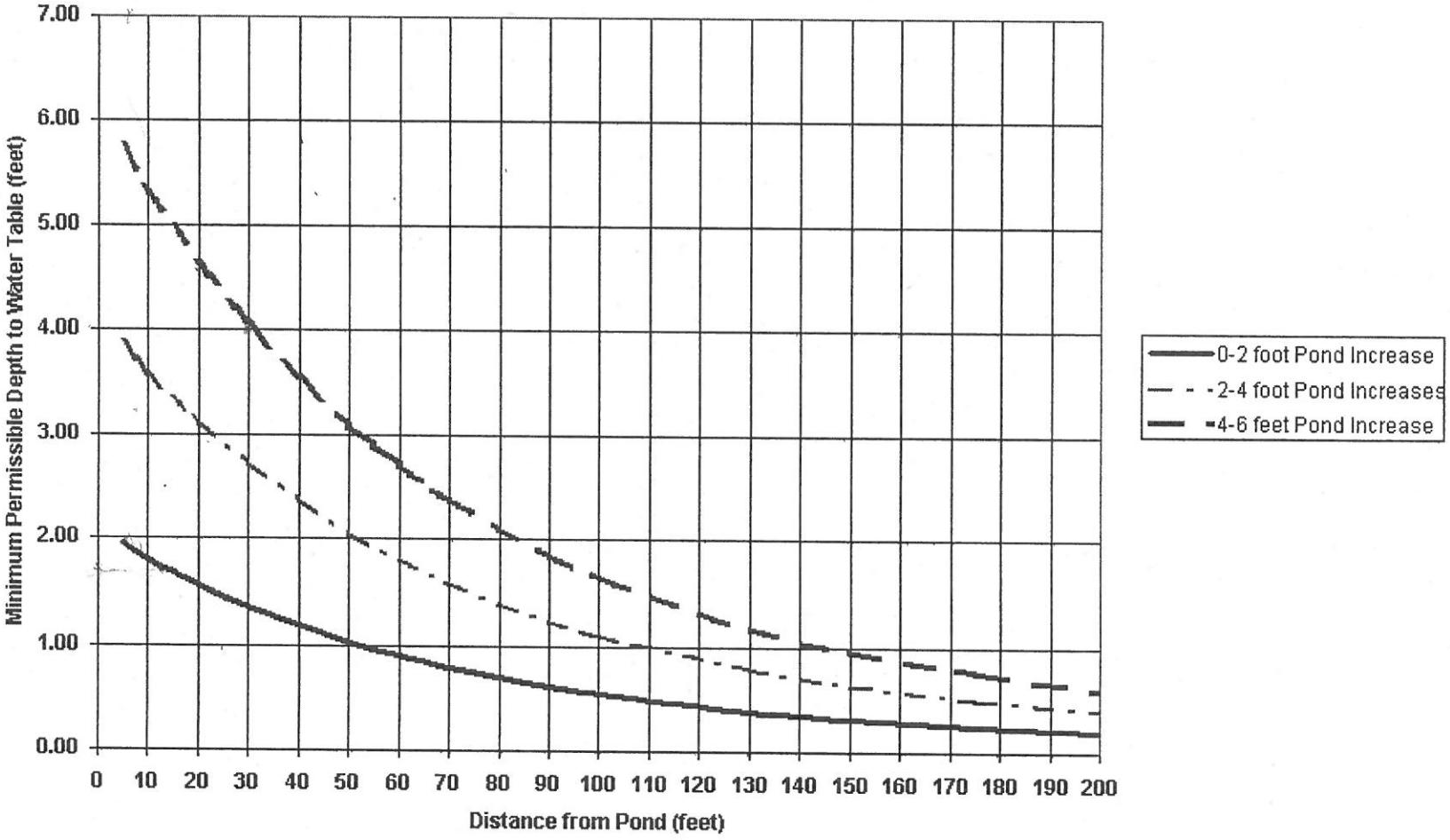


PLOT 4: Minimum Permissible Depth to Water Table - Sand & Gravel - Pond Bottom <3 feet above Ambient Water Table

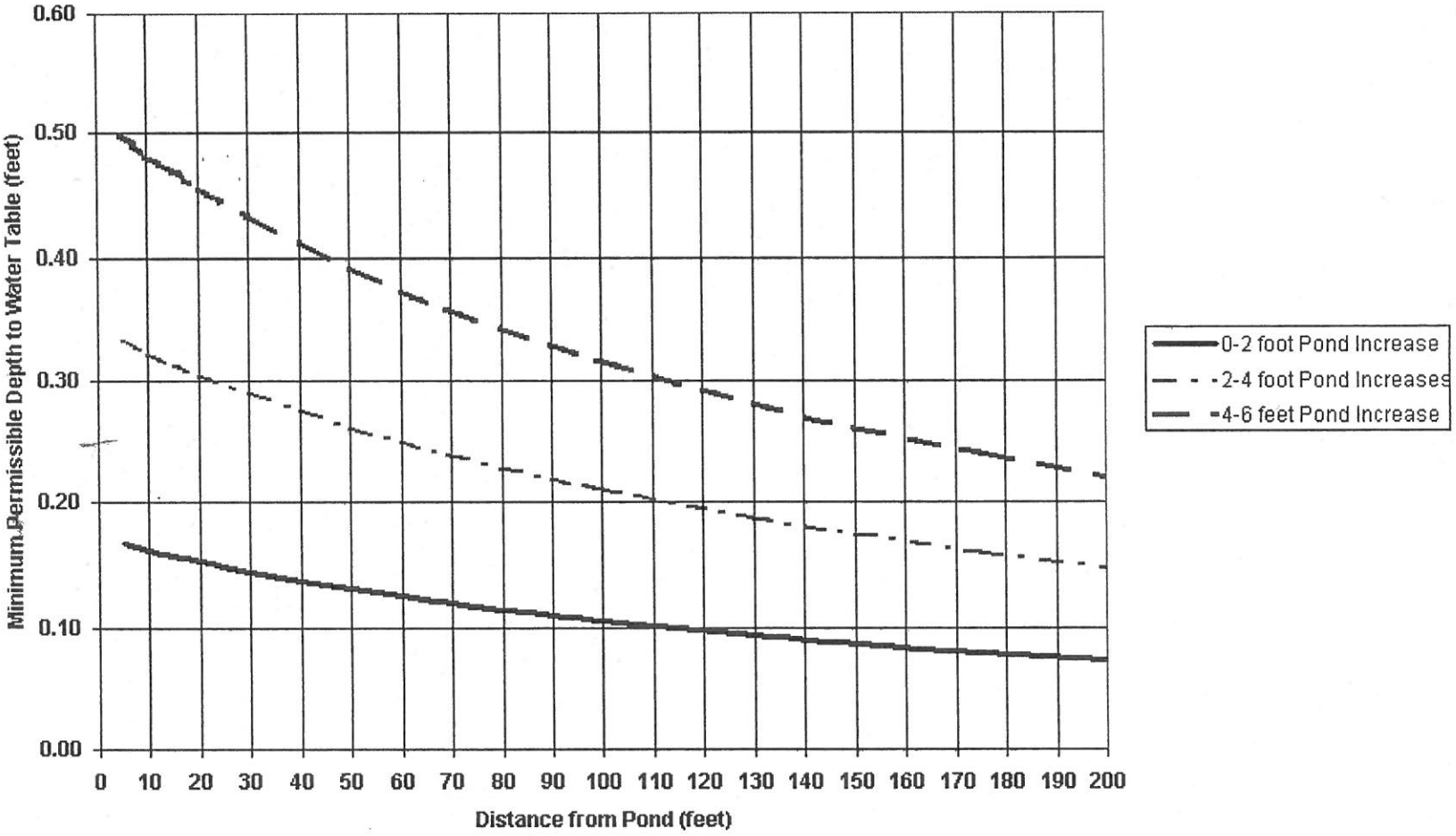


:45

PLOT 5: Minimum Permissible Depth to Water Table - Silt - Pond Bottom >3 feet above Ambient Water Table



PLOT 6: Minimum Permissible Depth to Water Table - Sand & Gravel - Pond Bottom >3 feet above Ambient Water Table



CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 30, 2017	**PROJECT ADDRESS**	6951 168TH AVE NW	
PROJECT. TITLE	COLE ADDITION			
ESCROW #	115739			
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)			
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com			

The proposed subdivision involves an existing residential lot that is approximately 2.34 acres in size. While there is some existing tree cover, it is not a naturalized area. The Natural Resources Inventory (NRI) categorizes this property as Urban with Vegetative Cover. The submittal does include a Tree Preservation Plan and a Landscape Plan, both prepared by Landform and dated May 22, 2017, revised June 1, 2017.

On site, there is a mixture of ash, maple and boxelder (boxelder being the predominant species) Per the Tree Preservation Plan, the subdivision will result in the removal of sixty-three percent (63%) of the significant tree DBH inches, which exceeds the allowable removal threshold of sixty percent (60%). However, with the proposed landscaping of two (2) trees per lot, with the new trees each being 2.5 inches in size, this does satisfy the reforestation requirements.

We offer the following comments regarding the Tree Preservation Plan Landscape Plan:

General Comments

- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City's topsoil specification across all areas not covered with impervious surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Sheet C2.1:

- Proposed cul-de-sac must be designed in compliance with the minimum design standards outlined in City Code Section 117-614.
- Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.

Sheet C3.1:

- Tree save fencing must be shown on this plan sheet.

- Emergency Over Flow (EOF) from Lot 3, Block 2 appears to traverse an area on the neighboring property that is not encumbered with drainage and utility easement. Stormwater runoff cannot be directed to area without drainage and utility easement.
- Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.

Sheet L1.1:

- Emergency Over Flow (EOF) from Lot 3, Block 2 appears to traverse an area on the neighboring property that is not encumbered with drainage and utility easement. Stormwater runoff cannot be directed to area without drainage and utility easement.
- Tree numbers 24 and 53 appear to possibly be located on the adjacent property. Verify that any proposed removals are within the boundary of the Plat or provide written authorization from the adjacent property owner to remove those trees.
- The tree numbers are missing from many of the trees proposed to be removed around the cul-de-sac and Lots 2-3, Block 2. Revise the plan sheet to ensure that all tree tags are shown.
- Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.

Sheet L2.1:

- Plan shows five (5) Acer x freemanii 'Sienna' being planted but the Landscape Schedule only notes four (4). Update the table to correct this discrepancy.
- The Landscape Schedule indicates that all proposed landscaping will have a caliper of 2.5 inches. While that exceeds the minimum size requirements for plantings in residential districts, it is necessary since the base landscaping is being utilized to comply with the reforestation requirements. The Development Agreement will reference the approved plans, which will mean that all trees shown on this plan shall have a caliper of not less than 2.5 inches.
- Add a Tree Planting Detail to this plan sheet or include the City's planting detail, PARK-2.