

CITY OF RAMSEY LAND USE APPLICATION

TECHNICAL REVIEW FILE

DATE	5/26/17 6/30/17 REVISED: 8/23/17	PROJECT ADDRESS	14-32-25-12-0011 AND 14-32-25-11-0022
PROJECT TITLE	ESTATES OF SILVER OAKS 2 ND ADDITION		
ESCROW #	115698		
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 Final Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for Estates of Silver Oaks 2nd Addition as it relates to the City's Zoning Code. The Preliminary Plat plan submittal consists of ten (10) sheets, prepared by Roshell Engineering dated May 4, 2017; revised August 8, 2017. The proposal includes a request for a Zoning Amendment and Comprehensive Plan Amendment.

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

~~Strikethrough~~ indicate comments that have been addressed.

Italics indicate comments not yet resolved.

Revisions of ~~Preliminary~~ Final Plat

- ~~1. Must show restricted access along 47 with the exception of driveway.~~
2. *Plan subject to MNDOT review and approval and Permitting.*
3. *Comprehensive Plan Amendment subject to Met Council Review and approval.*
4. **Show area computations to reflect changed right of way and wetlands area. Only exclude wetland areas and major right of ways from area computation. The local road, Lithium Street NW, should be included. Show the density in units per acre with the area calculation excluding wetland area and highway 47 right of way.**
5. **Will need to show one street light location. Must be at the end of the cul-de-sac at least 10 ft from the hydrant.**
6. *Show existing/proposed zoning classification for tract of land in and abutting the project area.*
7. *Adjust drainage and utility easement to include all parts of wetland (16.5 ft setback) and storm water pond setbacks in NW corner of Block 2 lot 5, large wetland in north portion of Block 2 lot 5, and corner of lot 2 block 4. Must match plat document to be recorded.*
8. ~~Must include legal property description, owner/developer/engineer on Plat (note legal name should read "Estates of Silver Oaks 2nd Addition").~~

9. **Density transitioning required (see landscape and environmental resources notes). Should reflect saved trees on plan in Block 1 lots 2 and 3 per meeting and density transitioning exhibit. Tree safe fence required in lots 2 and 3 and near the driveway being removed in lot 5.**
10. *See engineering comments about connecting lot 5 to services.*
11. *Sidewalk should be extended to end of street. See engineering comments for pedestrian ramp.*
12. ~~Reflect change in pad depth, grading, landscaping, tree preservation for Block 1, Lots 1,2,3 per exhibit from 6/28/17, edit symbols in G1, L1, T1. verify trees in block 1, lot 1 (note staff has not had sufficient time to fully review new exhibit).~~
13. **Include an additional density transitioning exhibit zooming in on the landscaping details for Block 1, Lots 1, 2, & 3.**
14. **Utility Easement along utility lines moving west out of the pond.**

Plat Document

1. **Verify legal description. Outlot A looks to be a part of Estates of Silver Oaks not Barthel's Rum River Acres 2nd Addition.**

Sheet C0

- ~~1. Note all symbols and line types used on the page in the key on each sheet.~~
- ~~2. See engineering for street comments in lot 5.~~
3. **Area computation table on C0 to show project area, project area excluding wetlands and HWY 47 right of way. Show density in table units per acre (excluding wetlands and HWY 47 right of way)**

Sheet C1

- ~~1. Match line types to key. Easement Setback line in key is different from map. Storm sewer line thickness is different from key.~~
- ~~2. Soil boring symbols needed, verify grades/elevations (see engineering comments)~~
- ~~3. Text legibility needs to be improved.~~

See engineering for Utility, Storm Water, and Grading Comments

- ~~1. Must detail how utilities will connect underneath drainage pond.~~
- ~~2. Reflect grading changes from new exhibit in next revisions for plat (Staff has not had sufficient time to review exhibit).~~
3. *Dedicate easement for utility lines west of the pond in lot 5.*
4. *See engineering comments for details on utilities, stormwater, and grading.*

Sheet G1

1. **Tree safe markings on trees by proposed driveway removal in Lot 5.**
2. **Block 1, Lots 2 & 3 must change tree symbols to saved trees per density transition meeting and exhibit.**

Sheet L1

1. *Must show new density transition on next revision (included in the exhibit from 6/28/17). Staff has not had sufficient time to review new exhibit.*
- ~~2. Turn off file location error message on page. "File:...\park 2 tree planting".~~
3. **Tree saved symbols needed and should replace the trees removed symbols for Lots 2 & 3.**
4. **Density transitioning should show trees saved as well as trees planted to supplement density transitioning.**

5. ***Include an additional density transitioning exhibit zooming in on the landscaping details for Block 1, Lots 1, 2, & 3.***

Sheet T1

1. ~~Need to show tree save fencing and should be different line type than silt fence.~~ ***Tree safe fencing required in block 1 lots 1, 2, 3. Trees around proposed driveway removal that are being saved should be marked with tree safe fence.***
2. ~~Show the total Diameter at Breast Height (DBH) of trees, condition (healthy, dead, or diseased), and species, total DBH off trees removed and trees saved.~~ ***Edit tables to reflect trees saved via density transitioning.***
3. ~~Add headers for tree table. Add column to indicate reason for removal.~~
4. ~~Soil conditions.~~
5. ~~Proposed tree removal limits. Any clearing of oak stands shall be performed prior to April 15 or after July 15 of each season.~~
6. ~~Proposed number, species, and size of trees and shrubs to be planted.~~
7. ~~All irrigation systems (if proposed) must have an approved backflow device installed in the irrigation enclosure. Irrigation enclosure location and construction materials are subject to the approval of the City Engineer. Further, all new systems must include a rain sensor device to stop irrigation during rain events and some form of water efficient technology such as a smart controller.~~
8. ***Extend sidewalk to north edge of plat and match other sheets.***

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:

That part of the North Half of the Northeast Quarter of Section 14, Township 32, Range 25, lying Easterly of the East right of way line of Trunk Highway No. 47 described as follows:

Commencing at the intersection with the North line of said Northeast Quarter and the centerline of Trunk Highway No. 47; thence South 3 degrees 05 minutes East 540.55 feet; thence South 01 degree 52 minutes East along said centerline 602.85 feet to the point of beginning of land to be described; thence continuing along said centerline on a tangential curve to the left whose radius is 1038.81 feet 93.85 feet; thence South East to the intersection with the South line of the North Half of the Northeast Quarter, thence East along said south line to the intersection with the southwest corner of lot 1 Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West line of said Lot 1 Block 4 360.10 feet; thence Highway No. 47 thence South along said centerline to the point of beginning;

EXCEPT

The following described tract:

Commencing at the southwest corner of Lot 1 Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West Line of said lot, 157.48 feet; thence North 85 degrees 38 minutes 25 second West 200 feet; thence South 0 degrees 19 minutes West to the South line of the North half of the Northeast Quarter, thence Easterly along said South Line to the southwest corner of Lot 1, Block 4 of said plat, Anoka County Minnesota.

TOGETHER WITH

Outlot A, BARTHEL'S RUM RIVER ACRES 2ND ADDITION, Anoka County, Minnesota.

- *Outlot A, Estates of Silver Oaks?*

The ~~Preliminary~~ Final Plat is being reviewed under the R-1 Residential (MUSA) standards. *However, a Zoning Amendment and Comprehensive Plan Amendment will be required as the property is currently guided as Rural Developing and zoned R-1 Residential (Rural Developing).* **The Comprehensive Plan Amendment is subject to Metropolitan Council review and approval.**

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	100 feet
Wetland: 16.5 feet	16.5 feet- <i>setback for NW Wetland needed</i>

**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 0.67 units per acre. ***A new area calculation should be created to include the revised trunk highway right of way revision. Include density information with Plat revisions.***

Floodplains. There are no floodplains in the project area.

Wetlands. There are wetlands on the property that will need to be delineated and encumbered with drainage and utility easements on the Preliminary and Final Plats. The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both the wetland delineation as well as storm water calculations. Note that City Code now requires a sixteen and a half foot (16.5”) setback from a wetland edge and that the setback area is to be encumbered with drainage and utility easement. ***Ensure that all wetland setback areas are entirely within proposed drainage and utility easements.***

Landscaping. Each lot is required to have two (2) front yard trees installed. The plan currently does not show new proposed trees. 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. *See Landscape and environmental resources comments for details.*

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 and this note must be 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.

Density Transitioning: As proposed, the development is subject to the density transitioning standards found in City Code [Section 117-110](#). New exhibit received 6/28/17 shows reduction in pad depth to 50 ft and preservation of trees in eastern three lots (~~staff has not had sufficient time to review new exhibit~~). ~~Still needed are an evaluation of trees present on Block 1, Lot 1.~~ ***Match density transitioning of sheet per meeting and exhibit. Resubmit a new exhibit focusing on a density transitioning details for trees saved and trees planted for Block 1, Lot, 1, & 3. See landscaping and environmental resources comments.***

Streets and Access: Seven (7) of the eight (8) lots will gain access from an extension of Lithium Street. The eighth lot will retain access to TH 47, but driveway will be moved further north for safety (***note the remainder of the plat adjacent to TH 47 must have restricted access and is reviewed and subject to MNDOT approval and permitting***). Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac is about 400 feet. It appears that the proposed cul-de-sac meets the minimum standards.

Sidewalks: ***There is an existing sidewalk that currently terminates at the edge of the temporary cul-de-sac. Rather than have a sidewalk ending mid-block, Staff recommends that it be extended to the northern boundary of the plat, which will also allow for future connectivity should the land to the north develop.***

Grading and Drainage Plans: A permit from the LRRWMO will be required. *See engineering comments for details.* ~~Next revisions must include changes in grading in block 1 as per exhibit from 6/28/17.~~

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. 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: ***The development is subject to MNDOT review and permitting for work on HWY 47. See previous MNDOT letter to see information on how to file the proper paperwork.***

The development is subject to Metropolitan Council review and approval for the comprehensive plan amendment.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 2017 JUNE 30, 2017 REVISED: AUGUST 16, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	ESTATES OF SILVER OAKS 2 ND ADDITION		
ESCROW #	115698		
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 project is located east of St. Francis Blvd (TH 47) and north of 162nd Lane. The property is approximately 5.86 acres in size, with a majority of that area dominated by moderate quality oak forest per the City’s Natural Resources Inventory (NRI). Based on the submitted Tree Plan, approximately half of this wooded area will be retained, although many of the preserved trees are actually ash, boxelder, American elm and Siberian elm. Unfortunately, based on the existing access (Lithium Street), there are not really any viable options to preserve a greater number of the more desirable red and bur oaks on the property.



As noted, there is a large population of oak trees on the site and precautions need to be taken to minimize the potential of introducing oak wilt. Even outside the high risk timeframe for oak wilt, an Oak Wilt Management Plan should be prepared to outline what steps will be taken to control and/or limit the spread or introduction of oak wilt. While that is noted on the plan, the note should be revised to state that the management plan shall be submitted to the City for review.

Approximately fifty-three percent (53%) of the existing significant tree inches will be preserved on site. Although essentially all of these trees are located on what will become Lot 5, Block 2, the Tree Plan does comply with the Tree Preservation Ordinance. However, the City has received an updated exhibit that focuses on Lots 1-3, Block 2. The exhibit shows reduced house pad depths

of fifty (50) feet and eliminates any grading activity in these rear yards in order to preserve additional trees.

The Environmental Policy Board (EPB) reviewed the Tree Preservation and Landscape Plans and did note concern with the amount of oaks being removed. While the Tree Preservation Plan does comply with the Tree Preservation Ordinance, they noted concern with the greater loss of the higher quality and more desirable oaks compared to less desirable species. The updated exhibit for Lots 1-3 Block 1 does to address a concern raised by the EPB about tree removal and will assist in achieving compliance with the Density Transitioning requirements. While the majority of these additional preserved trees are boxelder, there are some more desirable significant red oak, bur oak, and American elm included. The EPB also suggested that the Developer consider additional plantings as a way of offsetting the loss of so many oak trees.

We offer the following comments regarding the Tree Preservation Plan, prepared by Roshell Engineering, LLC and dated May 4, 2017, revised May 31, 2017:

General Comments

- Staff would like to work with the developer to have at least one deciduous tree installed in the boulevard area in front of each home.
- 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.

Density Transitioning



The proposed subdivision includes a request for Comprehensive Plan Amendment and a Zoning Amendment to re-guide the land to Low Density Residential and to rezone the land to R-1 Residential (MUSA). The property is adjacent to lands to the north, south (portion), and east that are zoned R-1 Residential (Rural Developing) and thus, the development is subject to the City's Density Transitioning requirements outlined in [City Code Section 117-110](#).

As proposed, Lot 5, Block 2 appears to comply with the 'matching of densities' option. Furthermore, the northern boundary of Lot 3, Block 1 and Lot 4, Block 2 abut an undeveloped, heavily wooded parcel and transitioning would not appear necessary. However, density transitioning is required along the rear lot line of Lots 1-3, Block 1.

As proposed, these lots do not match the adjacent neighborhood density. The updated exhibit received does show that twenty (20) trees between Lots 2-3 will be preserved. However, additional landscaping is still necessary to achieve the transitioning requirements. There is 300 linear feet of property abutting the Rural Developing parcel to the east; therefore, an additional twenty-four (24) overstory trees, twenty-four (24) evergreen trees, and twenty-four (24) understory trees must be added to the Landscape Plan along the rear boundaries of Lots 1-3, Block 1. These numbers can be reduced though with the preservation of existing trees. Note that these plantings (and existing trees) will need to be encumbered with a Landscape Easement or be within land held in common ownership to avoid their future removal.

Sheet G1:

- **Show the trees being removed on this plan sheet to reflect preserved for density transitioning requirements.**
- ~~Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.~~
- Extend proposed concrete sidewalk to the northern boundary of Plat.
- ~~Revise the grading and the house pad size of Lots 1-3 Block 1 to match the density transitioning exhibit.~~

Sheet L1:

- ~~Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.~~
- Evergreen trees (Black Hills Spruce) shall be located at least ten (10) feet from the sidewalk or back of curb (measured from the edge of branching).
- **Extend proposed concrete sidewalk to the northern boundary of Plat.**
- **Add the density transitioning plantings as discussed above.**
- **Consider adding additional plantings, specifically oak species, to offset the loss of so many mature oaks.**

Sheet T1:

- ~~Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.~~
- *Extend proposed concrete sidewalk to the northern boundary of Plat. Extend the sidewalk to match other sheets.*
- ~~Add the existing trees on Lot 1 Block 1 to this sheet.~~

CITY OF RAMSEY LAND USE APPLICATION

TECHNICAL REVIEW FILE

DATE	AUGUST 21, 2017	PROJECT ADDRESS	LITHIUM STREET, NORTH OF 162 ND LANE
PROJECT. TITLE	ESTATES OF SILVER OAKS 2 ND ADDITION		
ESCROW #	115698		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Final Plat submittal for Estates of Silver Oaks 2nd Addition. The submittal consists 10 sheets prepared by Roshell Engineering, LLC dated May 2, 2017, revised May 31, 2017, revised August 21, 2017

We offer the following comments on these sheets:

C0:

- 1. The plans need a legend on every sheet showing every line type and symbol used on that sheet. The scale and shape 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. Lot 5, Block 2 is proposing a new driveway onto TH 47. Approval for a new driveway is required from MNDOT.*

Removals:

- 1. A removal sheet must be added to the set showing all items to be removed. The removed items must not appear on the construction sheets.*
- 2. Add sawcut lines for removing existing pavement. Identify quantity of bituminous to remove. Move removals to the Removal Sheet.*
- 3. Clarify if the existing house will remain or be removed.*

C1:

1. *Symbols in the legend must match the plan view. Specifically Soil boring and Hydrant symbols.*
2. *Specify the connection type for connecting to existing utilities.*
3. *Provide profile view of proposed utility services to lot 5, showing cover over pipe.*
4. *Storm lines and symbols on this sheet must be lighter.*
5. *Turn off plat information on this sheet.*
6. *Add an air release manhole between lots 3 and 4 at the high point of the forcemain prior to the connection.*
7. *The forcemain must have a minimum of 7.5 ft of cover.*
8. *Show the water service in profile view.*
9. *Specify the connection type and location between the jacked pipe and the standard utility stubs.*
10. *Specify the size of pump and manhole that will be required adjacent to the existing house.*
11. *Show jacking pit location on this sheet and on the grading plan.*
12. *Consider installing gravity line between lots 3 and 4 to a point on lot 5 and installing a manhole. The rim must be above the 100 year elevation of the ponds. This will require an access easement across lot 5 for access to the structure.*
13. *Extend the proposed profile to match existing grade, label the end of pavement in profile view.*

C2:

1. *Label the connection point to existing bituminous and provide a spot elevation.*
2. *Specify joint type for connecting to existing pavement, reference detail STR-25 and add it to plan set.*
3. *Verify grades/ elevations in storm sewer profile.*
4. *Move all items to be removed to removal sheet.*
5. *Add a pedestrian ramp at the north end of the sidewalk.*
6. *Label width of existing street.*
7. *Sanitary sewer and watermain lines must be lighter on this sheet.*
8. *Add station labels to plan view.*
9. *Check inverts using length and slope of pipes and update.*
10. *Add a site specific typical street section.*
11. *Storm sewer pipe sizing calculations must be submitted for the 10 year storm.*
12. *Turn off plat information on this sheet.*
13. *Add the curb spot elevations to the legend*
14. *Extend the proposed profile to match existing grade, label the end of pavement in profile view.*
15. *Turn off the service information block on this sheet.*
16. *Update casting information to match detail STO-4.*
17. *Revise legend "Proposed" Curb and gutter, specify type.*

C3:

1. *Remove detail STR-5 and replace with project specific typical section, showing sidewalk on east side of street.*
2. *Replace detail STR-25 with STR-31.*

C5:

1. Under impaired waters change none to Rum River.
2. Add 1 mile radius to map.
3. Show Impaired waters on map.

C6:

1. Under inspections add note: "Email inspection reports to City weekly. Submit full set of inspection reports prior to project close out."
2. Under temporary erosion control change "14 days" to "7 days" in all locations.
3. Under project closeout add note: "City must approve Notice of Termination before it is submitted."

G1:

1. The minimum grade on all lots in all directions shall be 2.0% or greater.
2. Turn off all of the tree symbols on this page that are shown to be removed on sheet T1
3. Add tree protection fence to show limits of clearing.
4. Show proposed elevations at all lot corners.
5. Silt fence must be added along the front lot lines.
6. Show the jacking pit location with silt fence. Calculate the tree removal impact for the jacking pit.
7. More detailed grading is required on lot 1 to show blending into existing lot.

L1:

1. Symbols in legend must match plan in color, scale, etc.

T1:

1. Make necessary revisions to tree protection fence, tree removals, and silt fence based on the jacking permit location

Stormwater Calculations

1. The project received approval from the Lower Rum River Watershed Management Organization.
2. The City will administer the storm water management requirements of the permit.