

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	5/26/17	PROJECT ADDRESS	14-32-25-12-0011
PROJECT. TITLE	ESTATES OF SILVER OAKS 2 ND ADDITION, SKETCH PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Alec Henderson, Planning Intern Phone: (763) 576-4314 Email: AHenderson@ci.ramsey.mn.us		

Sketch Plan Review

We offer the following comments regarding the Sketch Plan submittal for Estates of Silver Oaks 2nd Addition as it relates to the City's Zoning Code. The Sketch plan submittal consists of nine (9) sheets, prepared by E.G. Rud & Sons, Inc., Roshell Engineering, and Royal Oaks Realty dated May 4, 2017. The proposal includes a request for a zoning change.

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

Revisions of Sketch Plan Needed for Preliminary Plat

1. The Plat must include restricted access along TH 47 with the exception of the location of the driveway serving Lot 5 Block 2.
2. The right-of-way along TH 47 must be expanded to be sixty (60) feet from the centerline of the existing right-of-way.
3. Amend area computations to reflect changed right of way. Only exclude wetland areas and major right of ways from area computation. The local road, Lithium Street NW, should be included in the site area.
4. Existing zoning classification for tract of land in *and* abutting the project area.
5. Adjust drainage and utility easement to include all parts of wetland and stormwater pond setbacks.

Sheet C0

1. Reflect right of way change mentioned above.
2. Note all symbols and line types used on the page within the key (e.g. soils types line).

Sheet C1

1. Match line types to key. Easement line in key is different from map. Storm sewer line thickness is different from key.

Sheet C2/C3

1. Connections to city utilities must constructed of ductile iron piping with a gate valve in the street for operation.

Sheet G1

1. Need to show tree save fencing and should differentiate line type from silt fence.
2. Add tree symbols to grading plan legend.
3. Differentiate symbols of saved trees and removed trees.

Sheet T1

1. Need to show tree save fencing and should be different line type than silt 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.
3. Use a different symbol for trees removed for ease of reading.
4. Add headers for tree table. Add column to indicate reason for removal.
5. Soil conditions.
6. Existing contour data extending for a distance of at least fifty (50) feet beyond the limits of the proposed plat. Elevations may be based on U.S. Geological Survey Data.
7. Proposed tree removal limits. Any clearing of oak stands shall be performed prior to april 15 or after July 15 of each season.
8. Proposed number, species, and size of trees and shrubs to be planted.
9. 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.

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.

The Sketch Plan 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). These would be considered at the time of Preliminary Plat.*

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

**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 shall be created to include the revised trunk highway right of way revision.*

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.

The Tree Inventory and Protection Plan will need to show the total number of (DBH) inches removed and total number of (DHB) inches saved. Currently the Plan only indicates the total number of trees, but not the total number of DBH inches for each category. This information should be included with the preliminary plat can be reviewed for compliance with the Tree Preservation Ordinance.

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](#). Density transitioning applies to Lots 1-3 Block 1 and Lots 4-5 Block 2. If landscaping is proposed, it must be shown on the landscape plan and should be located in a separate parcel commonly owned to avoid potential removals from future homeowners.

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 (note the remainder of the plat adjacent to TH 47 must have restricted access). Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac is an additional 400 feet onto the existing 900 foot existing cul-de-sac. It appears that the proposed cul-de-sac meets the 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.

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

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 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 cover type and it’s connection to a larger natural corridor (along with a pedestrian tunnel under the Highway that wildlife can also access), this site seems to be an ideal candidate for the City to work with the Developer to incorporate best management practices and/or conservation design principles, where feasible.



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 the Tree Preservation Plan indicates that 174 trees will be preserved and 153 trees would be removed, there is no calculation as to the total Diameter at Breast Height (DBH) inches on site. The City’s Tree Preservation Ordinance requires at least forty percent (40%) of the DBH inches be retained on site. Based on the information submitted, it cannot be determined if the proposed removals comply with City Code.

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

General Comments

- Plan set is deficient of a Landscape Plan. Each lot shall have two (2) front yard trees installed. Trees shall be at least one (1) inch in diameter (deciduous trees) or five (5) feet in height (coniferous trees). Staff would like to work with the developer to have at least one 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.

Sheet G1:

- Add Tree Save Fencing to this sheet. Tree save fencing shall be installed at the dripline (not the trunk) of trees or around groups of trees.

Sheet T1

- Add column headers to the Trees Saved and Trees Removed tables.
- Add calculation of total DBH inches on site.
- Add calculation of DBH inches to be removed.
- Add calculation of DHB inches to be preserved.
- Add a column to the table to identify the purpose of removing each tree (credit is granted for trees removed for improvements such as stormwater ponds and trails).
- Utilize different symbols for the trees being removed and the trees being preserved.
- Add Tree Save Fencing to this sheet. Tree save fencing shall be installed at the dripline (not the trunk) of trees or around groups of trees.
- Identify on the plan sheet who conducted their inventory and their credentials.

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

DATE	MAY 23, 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 Preliminary Plat submittal for Estates of Silver Oaks 2nd Addition. The submittal consists of 1 sheet prepared by E.G. Rud and Sons, Inc., May 4, 2017 and 8 sheets prepared by Roshell Engineering, LLC dated May 2, 2017.

We offer the following comments on these sheets:

Preliminary Plat:

1. The 16.5ft buffer around the wetland must be dedicated as a drainage easement.

C0:

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. Add more information to the trail on Lot 5. This appears to be an extension of the driveway from the property to the south. It will need to be removed and blocked.
4. Lot 5, Block 2 is proposing a new driveway onto TH 47. Approval for a new driveway is required from MNDOT.
5. Location map must show 1 mile radius and information required for SWPPP or a map must be added to C4 showing the required information.

C1:

1. Extend the sidewalk to the end of the street. Add a pedestrian ramp at in the northeast quadrant of the cul-de-sac.
2. Specify the connection type for connecting to existing utilities.
3. Identify the extra lines on the lot line between Lots 1 and 2, Block 2.
4. Add the soil boring symbol to the legend.
5. Verify grades/ elevations in storm sewer profile.
6. Move overlapping text to be legible.

7. Add sawcut lines for removing existing pavement. Identify quantity of bituminous to remove.
8. Specify joint type for connecting to existing pavement, reference detail STR-25 and add it to plan set.

G1: The title must be changed to include Erosion Control

1. 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.
2. The minimum grade on all lots in all directions shall be 2.0% or greater.
3. Turn off all of the tree symbols on this page that are shown to be removed on sheet T1
4. Add tree protection fence to show limits of clearing.
5. Provide horizontal separation between pond inlet and outlet.
6. The notes refer to a different project and must be updated.
7. Show proposed elevations at all lot corners.
8. Silt fence must be added along the front lot lines.
9. The base map area must be expanded to show the existing catch basins on 162nd lane. Inlet protection devices must be installed in the nearest existing catch basins because Lot 1, Block 1 and Lots 1 and 2, Block 2 drain onto existing paved streets.

Stormwater Calculations

1. The stormwater summary indicates the basin in Block 3 provides adequate infiltration volume for the impervious areas on this site.
2. The stormwater summary must state the total impervious area created, the infiltration volume required, the depth of the infiltration basin and the time for the basin to empty. The infiltration volume calculation must be shown, it can be from a formula or from the MIDS Calculator. The 1 inch rainfall from HYDROCAD is not an acceptable method.
3. 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.
4. The summary table of runoff rates must be expanded to list the existing and proposed rates for each subcatchment. The summary must address potential impacts to the adjacent properties from increased runoff leaving the site.

Soil boring locations are shown on the plans. A geotechnical report must be submitted for this project.