

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	PROJECT ADDRESS	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT. TITLE	RUM RIVER PRAIRIE PRELIMINARY PLAT AND VARIANCE		
ESCROW #	115968		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District. Minimum lot size is 2.5 acres and the homes would be serviced with private wells and septic systems. One of the lots would require a variance to the lot size standard (Lot 1, Block 4) as it is only 1.37 acres in size. At the time of Sketch Plan review, the Planning Commission has expressed support for this since this land is separated from the rest of the project by existing roadways (Armstrong Boulevard and Tiger Street).

We offer the following comments on the fifteen (15) page plan set prepared by LHB.

Sheet L1

- Each lot is required to have two (2) front yard trees installed. While each lot is showing two (2) trees, some lots, such as Lot 1, Block 3, has one of the trees positioned along the side of the home. At the time of installation, trees must clearly be in the front yard.
- Revisions to the proposed tree save fencing must be incorporated so that there is no confusion or uncertainty in the field, for either the contractor(s) or inspector(s), as to what trees are to be saved and what trees can be removed.
- Note that any land disturbed as a part of development is subject to the topsoil requirement. While the topsoil standard is already listed on the plan sheet, Staff would like to remind the developer that minimizing the area(s) disturbed throughout construction will reduce the amount, and therefore the cost, of compliance with this standard.
- ADVISORY COMMENT: Additional landscaping may be warranted in the rear yards of those lots backing up to Armstrong Blvd, in the form of a possible berm and evergreen trees. This likely would help reduce noise generated from traffic on Armstrong Blvd (may also be identified in the noise study).
- ADVISORY COMMENT: Staff would encourage the Developer and/or builder and/or homeowner to not establish turf grass across all portions of the new lots but rather consider either maintaining the existing vegetation in the rear portions of the lots and/or seeding with an appropriate native seed mix. This would not only reduce the need for irrigation but would also reduce the amount of mowing in the future while also creating a more pollinator friendly landscape.

Sheet T1

- Tree save fencing must be installed no closer than the dripline of a tree or group of trees to be preserved (not next to the tree trunk) to protect the critical root zone.

- Revisions to the proposed tree save fencing must be incorporated so that there is no confusion or uncertainty in the field, for either the contractor(s) or inspector(s), as to what trees are to be saved and what trees can be removed.
- There are multiple instances where trees are shown to be saved but in reality may not make sense. Examples would be trees located between two primary drainfields and trees directly adjacent to a house pad. Due to the excavation that would be required, this may result in significant root damage. These trees should likely be removed or the location of the house pad and/or drainfield should be adjusted.
- If there are adjustments made, than Sheets T2 and T3 must be updated accordingly.

Sheet G1-G3

- Update the tree save fencing on these sheets in accordance with the comments noted above regarding Sheet T1 and L1.

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DATE	JANUARY 25, 2018. UPDATED FEBRUARY 15, 2018	PROJECT ADDRESS	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT. TITLE	RUM RIVER PRAIRIE: PRELIMINARY PLAT AND VARIANCE		
ESCROW #	115968		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Preliminary Plat & Variance Submittal Review

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District. Minimum lot size is 2.5 acres and the homes would be serviced with private wells and septic systems. One of the lots would require a variance to the lot size standard (Lot 1, Block 4) as it is only 1.37 acres in size. At the time of Sketch Plan review, the Planning Commission has expressed support for this since this land is separated from the rest of the project by existing roadways (Armstrong Boulevard and Tiger Street).

We offer the following comments regarding the revised Preliminary Plat submittal for Rum River Prairie as it relates to the City's Zoning Code. The plan set consists of fifteen (15) sheets and were prepared by LHB.

Staff provides the following comments that require revision:

CO:

1. Wetland and wetland setback area must be encumbered with a drainage & utility easement.
2. Lot 1 Block 4 primary and secondary septic systems need to have soil borings completed to verify suitable soils are available.
3. May require drainage & utility easement over ponding area on the north side of Lot 1 Block 4. This will need to be worked through with the engineering department.

L1:

1. May need to relocate the proposed trees for Lot 1 Block 4 as they may block the driveway as currently proposed.

Preliminary Plat:

1. Include trail easement along northern and southern sides of Armstrong Boulevard.
2. Remove contours on Preliminary Plat page.
3. Revise each lot to remove the Block it is within and simply do one large "Block" text for each of the proposed blocks.
4. 2/15/18 Comment - Revise Plat as necessary based on review of possible improvements to 169th Avenue NW.
5. 2/15-18 Comment - Revise Preliminary Plat as necessary based on recommendations and outcomes of the traffic study.

Staff provides the following comments for general review of applications:

General. The Preliminary Plat proposes re-platting two parcels, PID No. 07-32-25-14-0001 and 07-32-25-13-0001 (together, the “Subject Property”), one of which is bisected by Armstrong Boulevard, into twenty-five (25) single family residential lots. Four (4) of the lots would be accessed by a new public road off of Tiger Street NW, an additional eighteen (18) lots would gain access off of a proposed roadway identified as 169th Avenue, one (1) lot would gain access off of Tiger Street NW, and the final two (2) lots would gain access off of Baugh Street, which is an existing public street.

Streets and Access. The Applicant is proposing to construct a new roadway shown as 169th Avenue as well as constructing a cul-de-sac road shown as 169th Ct NW. Each of the proposed roadways are shown at a width of 32 feet with a 66 foot right-of-way. Staff has provided Anoka County with the proposed development and requested feedback regarding the intersection of Tiger Street NW and Armstrong Boulevard NW. To date Staff has not yet received comment from Anoka County.

Proposed Lots. With the exception of Lot 1 Block 4 which is seeking a lot area variance, each of the proposed lots meets the requirements of the R-1 Residential (Rural Developing). The Applicant has submitted soil borings for primary and secondary septic locations for each of the original twenty four lots and is being requested to provide soil borings for the 25th lot which is identified as Lot 1 Block 4. This is the same lot which is seeking a lot area variance.

Lot Area Variance. A variance to the lot area requirement is being sought for one of the twenty-five (25) Single Family lots. The proposed lot requiring a variance is similar in size and nature to surrounding parcels in that the proposed property is 1.37 acres and the surrounding properties are 1.03 acres, 1.37 acres, and 0.91 acres in size. The proposed lot appears to be consistent with the adjacent neighborhood.

Trails. The Applicant will need to revise the plans to show a trail easement on the northern and southern sides of Armstrong Boulevard NW. This is the policy of the City of Ramsey for projects adjacent to County highways.

Grading and Drainage Plans. Please see Engineering Comments with regard to grading and drainage. Note that a separate Review Memo from the Engineering Department will be provided as an addendum to this review.

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	JANUARY 25, 2018	PROJECT ADDRESS	NW AND SW QUADRANTS OF TIGER STREET AND ARMSTRONG BOULEVARD
PROJECT. TITLE	RUM RIVER PRAIRIE		
ESCROW #	115968		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@cityoframsey.com		

We offer the following comments regarding the Preliminary Plat submittal for Rum River Prairie. The submittal consists of 15 sheets prepared by LHB. The plan sheets are not dated. The submittal also included stormwater calculations.

General Comments

Notes must only appear on one (1) sheet.

Text must not appear over other text, line work or symbols. Break lines under text.

Add notes to the plan set:

Hours of construction are 7:00 am to 10:00 pm. No equipment may be started before 7:00 am. Site work on Saturday requires 72 hour advance notice for approval. Sunday work of any kind requires City Council approval. Meetings are on the 2nd and 4th Tuesdays. Requests must be submitted one week before the meeting for inclusion on the agenda.

The following are summaries of the comments added to each page in ProjectDox.

C0

Add an existing conditions sheet to the set and to the Sheet Index.

Add the owner/ developer name to each sheet in the titleblock.

Each title block for Final Plat must include a 4" x 4" area near the lower right corner of the sheet for City Stamps.

Existing Conditions Sheet (to be added)

This sheet must show all of the topography for the site and include 100 feet beyond the property boundaries.

C1, C2, C3

Revise legend (all sheets), Add riprap symbol, remove symbols not used on sheet.
Show the proposed street and ditch profile for all culvert sections.
Drainage and utility easements must be shown from ROW to Pond. Turn off set back lines except on Grading plans.

G1, G2, G3

Add Note to Final Grading Plan: The ponds and infiltration basins were graded to final grades. Pad elevations may not be to proposed grades. Each house survey must conform to the approved grading plan. Proposed deviations are subject to City Review and approval and will not be approved if the drainage patterns are substantially altered.

Drainage and utility easements over swales must be wide enough to contain the proposed flows. This swale is not centered on the lot line. Submit cross section of all swales with 100 year flow elevations.

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.

Show all drainage and utility easements.

Submit geotechnical report upon receipt of this report. The geotechnical data must be reviewed before the Preliminary Plat is forwarded to the City Council for approval.

Submit Preliminary design report with boring logs for the individual septic systems.

Revise sweeping note to read: "Contractor shall have a pickup type sweeper on site or available within 3 hours after notification by City that sweeping is required.

Show culvert length and invert elevations on grading plans.

SW1, SW2

Add note: "Email inspection reports for post rainfall and weekly inspection to City. Provide full set prior to project closeout."

Add Note: "The City shall approve the Notice of Termination (NOT) prior to submittal to the MPCA.

Use the same Title block for all sheets.

STORMWATER REPORT

Existing conditions

Revise the drainage map and model to reflect that the site is split by Armstrong Boulevard and by Tiger Street on the south side of Armstrong Boulevard. There are also several low areas on the site that appear to trap water. The number of existing subcatchments must match the number of

outlets in the proposed model. The drainage areas must include offsite areas that drain to the site. There are existing catch basins in Tiger Street south of Armstrong Boulevard. These must be added to the existing conditions sheet along with the associated pipes and any culverts under Armstrong Boulevard or Tiger Street north of Armstrong Boulevard. Remove all proposed grading information from the existing conditions map. The proposed lot lines can remain to provide continuity between the existing and proposed maps.

Proposed conditions

Revise model to reflect the drainage areas noted on the existing model. Add labels to drainage areas on map corresponding to Hydrocad model subcatchments and ponds. Add the area east of Tiger Street to the model. The drainage areas must include all land that drains to the site. Identify the outlet for the 21" storm pipe.

Expand the summary:

Add calculations for sizing of infiltration basins. If infiltration basin also serves as stormwater ponding for the 100 year storm or back to back 100 year storm, the pond must infiltrate the largest storm in 48 hours.

Provide Geotechnical data to support assumed infiltration rate. Add a table showing the existing and proposed runoff rates for the 2, 10 and 100 year storms for existing and proposed conditions arranged by pond number.

Submit the Lower Rum River Watershed Management Organization (LRRWMO) application to the City for review. The City will then forward the application to the LRRWMO after review.