



7550 Sunwood Drive NW • Ramsey, MN 55303

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[www.cityoframsey.com](http://www.cityoframsey.com)

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May 17, 2019

Richard & Claudia Aberle  
17290 Germanium Street NW  
Ramsey, MN 55303

Re: City of Ramsey Engineering Department Findings on Expressed Drainage Concerns

The purpose of this letter is to summarize and convey the findings of City of Ramsey Engineering Staff pertaining to the concerns you expressed during the regular City Council meeting on November 13, 2018, and during the regular Public Works Committee meeting on December 18, 2018.

During these meetings, you expressed that your property has been negatively impacted by stormwater runoff resulting from the Covenant Meadows residential development, including the construction of 172nd Lane NW. During the Public Works Committee meeting, Staff presented information demonstrating that the overall drainage area contributing stormwater runoff to your property has been reduced from roughly 11.1 acres to 1.3 acres, and that the drainage patterns were generally unaltered because of the Covenant Meadows development. Enclosed are copies of the Engineering Technical Memorandum and the pre and post-development drainage area maps that were presented at the Public Works Committee meeting.

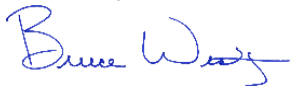
Also enclosed are two exhibits showing overall drainage patterns west of and across your property both pre and post-development. The pre-development exhibit, titled "2-foot Aerial Contours (2003)" includes surface elevation data from 2003 that is accurate to within 2 feet. The post-development exhibit, titled "Current Conditions (2019)", includes survey grade data obtained with survey equipment in December 2018 and April 2019. The red arrows depict stormwater drainage patterns on the ground. As can be seen, construction that occurred during the Covenant Meadows development did not alter drainage patterns along the west or south sides of your property. It can also be seen that the low area in the interior of your property near your house has been in existence for many years, well before the Covenant Meadows development occurred. We therefore believe that your assertion that the City and/or the developer are to blame for water ponding in this area of your property is unfounded. To resolve this issue, we recommend filling this low area so stormwater runoff will continue to drain to the south and the east without ponding on your property.

Engineering Staff believe your concerns with drainage in the vicinity of your work garage in the southwest corner of your property actually resulted from the numerous grading modifications you completed on the driveway surrounding your work garage during construction of the Covenant Meadows development, including any water that may have entered your garage this winter.

Lastly, Staff has been communicating with Eric Thomsen, the developer of Covenant Meadows, and understand that he will continue to work with you to install the two 8-inch PVC culverts under your driveway to convey any overflow from the infiltration basin west of your property through the ditch north of 172nd Lane, as well as to re-grade your driveway, all of which was discussed at the Public Works Committee meeting. We also understand that Mr. Thomsen and yourself will work together to complete this work, and any other work upon your property that you might agree upon.

As always, I can be contacted at 763-433-9825 or [bwestby@cityoframsey.com](mailto:bwestby@cityoframsey.com) if you have questions regarding this letter or our findings.

Sincerely,



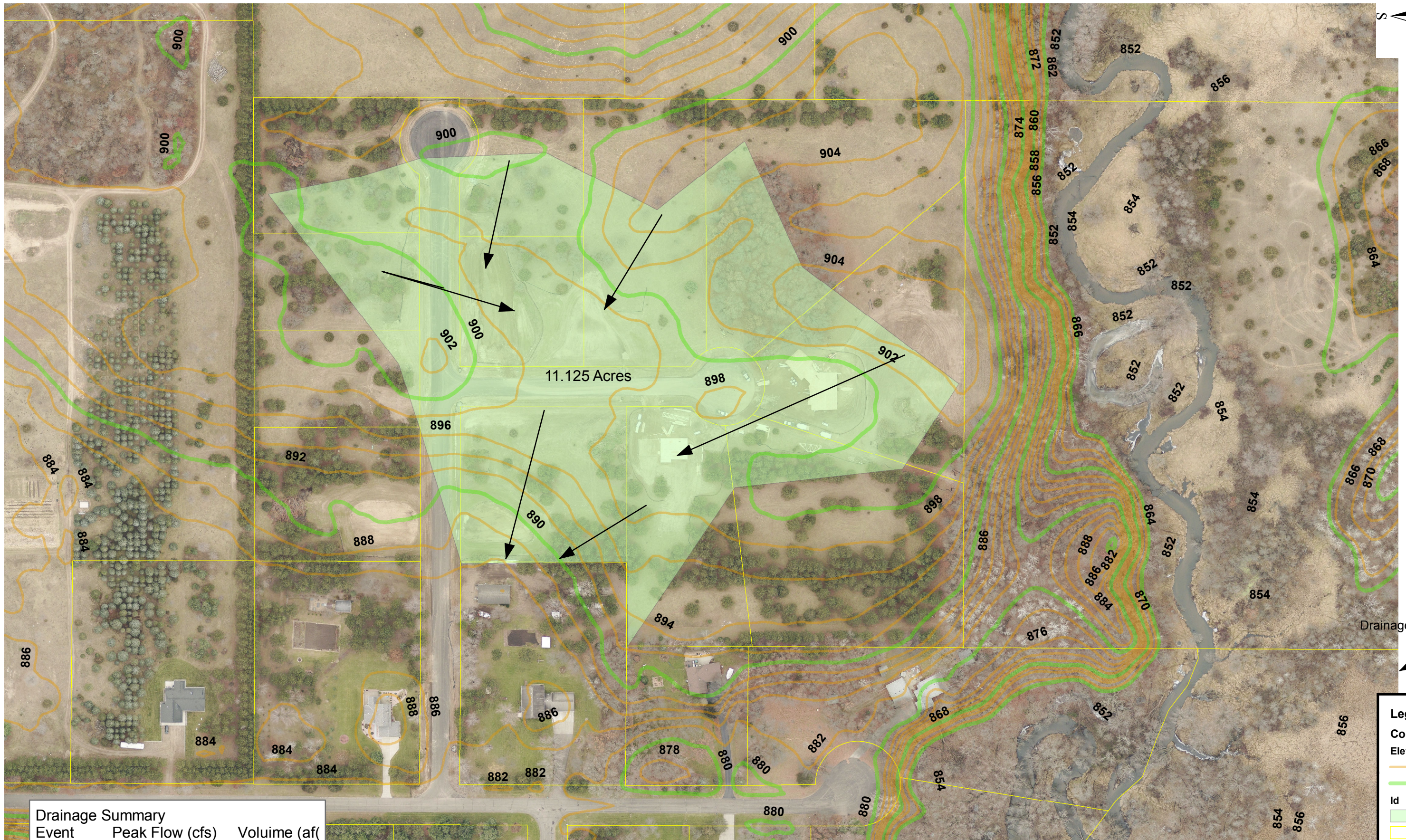
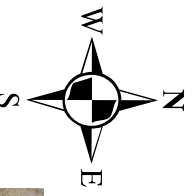
Bruce Westby  
City Engineer

Enclosures:

- Pre-Development Drainage Map
- Post-Development Drainage Area Map
- Engineering Technical Memorandum, December 12, 2018
- 2-foot Aerial Contours (2003) Exhibit
- Current Conditions (2019) Exhibit

C: Kurtis Ulrich, City Administrator  
Leonard Linton, Civil Engineer IV  
Eric Thomsen, Thomsen Industries

# Covenant Meadows Pre-Development Drainage Map



11.125 Acres

Drainage Direction

Drainage Summary		
Event	Peak Flow (cfs)	Volume (af)
2 yr	0.0	0.0
10 yr	0.1	0.07
100 yr	3.1	0.7

**Legend**

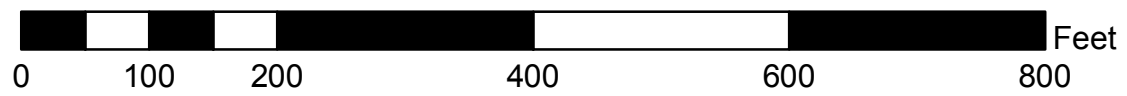
**Contours**

**Elevation**

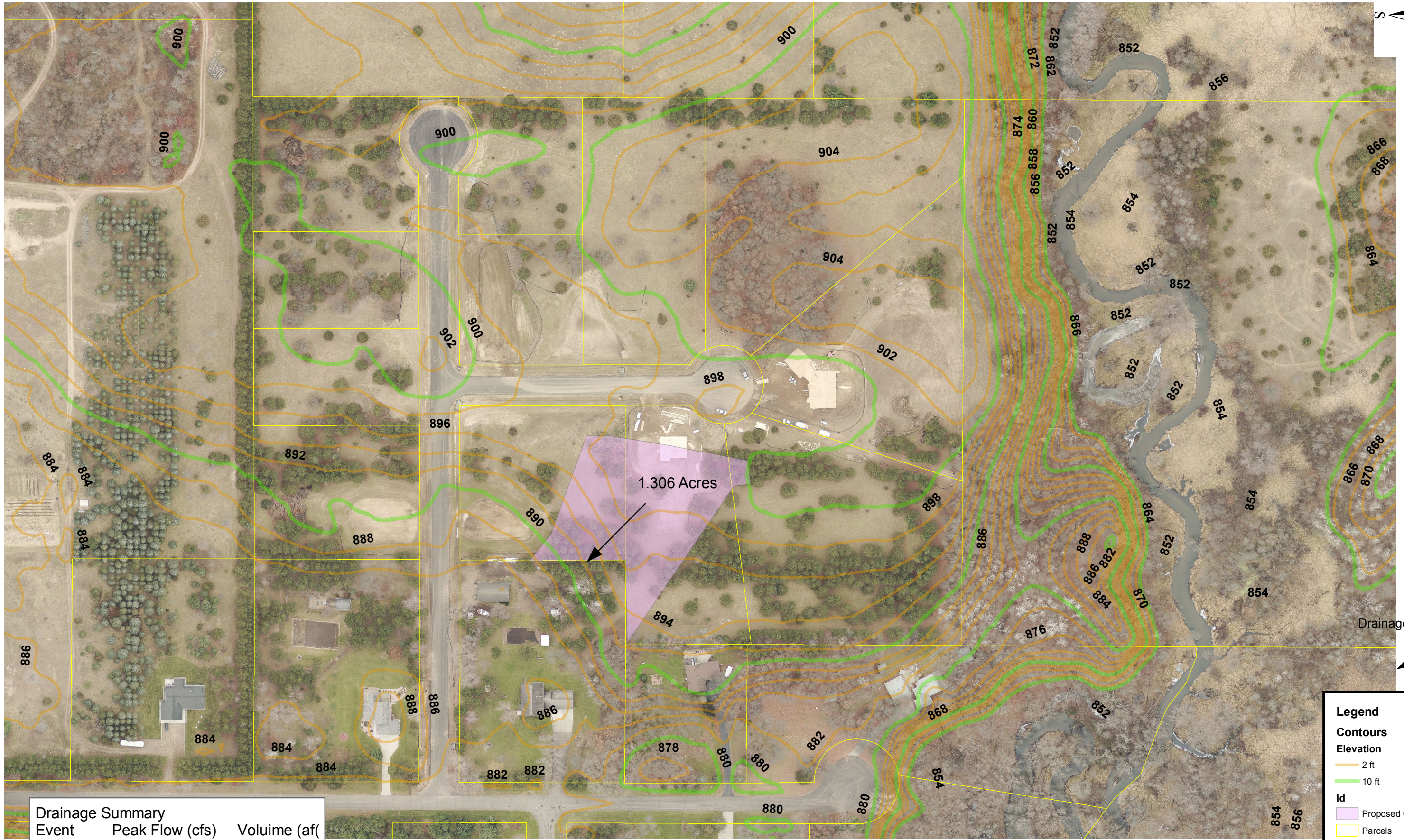
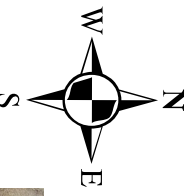
- 2 ft
- 10 ft

**Id**

- Existing
- Parcels



# Covenant Meadows Post-Development Drainage Map



1.306 Acres

Drainage Direction

Drainage Summary		
Event	Peak Flow (cfs)	Volume (af)
2 yr	0.0	0.0
10 yr	0.02	0.008
100 yr	0.75	0.09

**Legend**

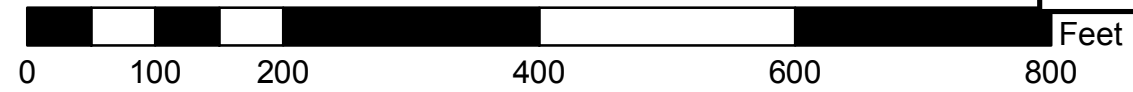
**Contours**

**Elevation**

- 2 ft
- 10 ft

**Id**

- Proposed Conditions
- Parcels



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

<b>DATE</b>	DECEMBER 12, 2018	<b>PROJECT ADDRESS</b>	WEST OF GERMANIUM STREET, NORTH OF 172 <sup>ND</sup> LANE (NEW)
<b>PROJECT. TITLE</b>	COVENANT MEADOWS		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Engineering		
<b>TECHNICAL REVIEWER:</b>	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

Covenant Meadows subdivision was approved and constructed in 2017. The Engineering Department reviewed and approved the plans for the project and provided inspection services during construction.

An adjacent resident was not happy about the project going in. Staff worked with him to try to address his concerns. The Developer also performed extra work to address his concerns.

Staff brought forward plans for reconstruction of Germanium Street which serves this area at the November 13, 2018 City Council meeting in a public hearing to consider approving the feasibility study for reconstruction of the streets in this area. The resident made statements that the drainage for Covenant Meadows was wrong and should not have been approved.

**Review of Drainage**

Staff has analyzed the pre-development and post development conditions related to the resident's lot. Two exhibits were prepared showing these conditions.

The pre-development conditions were 11.125 acres draining towards this property. The runoff for the 2, 10 and 100 year storms is 0, 0.1 and 3.1 cfs respectively.

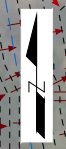
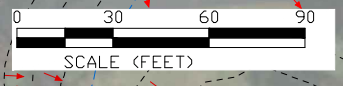
The post-development conditions are 1.306 acres draining towards this property. The runoff for the 2, 10 and 100 year storms is 0, 0.02 and 0.75 cfs respectively.

The Covenant Meadows project intercepted 9.819 acres of runoff and directed it to two stormwater ponds constructed on the site. The ponds were designed to hold back to back 100 year storms, with the net effect that there would not be runoff from the site for the 100 year storm.

*Review File: Covenant Meadows  
Resident Drainage Concerns  
Engineering Review  
December 11, 2018  
Page 2 of 2*

Staff also prepared an Existing Residence Detail Map. The backyard is extremely flat and was not modified by the new project. A permit was not obtained for constructing the garage at the back of the property. The access road for the garage was dedicated right-of-way, it was not paved so water would infiltrate after a rain event. The road was most likely lower than the adjacent property so water would pool there rather than on the lot.

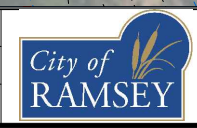
The new road was designed to drain from the new development to Germanium Street. Grades were raised to meet the minimum slope required by City Code for new streets. The outer edges of the ditches were probably raised above the existing grades. It may be possible to check the capacity of the ditches and lower the outside edge to provide drainage from the lot to the ditch.



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

DESIGNED BY:  
JJF  
DATE: \_\_\_\_\_  
DRAWN BY:  
JJF  
FILE No. \_\_\_\_\_  
CHECKED BY:  
BRW  
19-02



**CITY OF RAMSEY**  
7550 SUNWOOD DRIVE  
RAMSEY, MN 55303  
(763) 427-1410 FAX (763) 433-9898

**2-foot Aerial Contours  
(2003)**

**17290 GERMANIUM STREET DRAINAGE**  
CITY OF RAMSEY, MINNESOTA

SHEET  
OF  
SHEETS

Mar 08, 2019 - 8:58am  
G:\Engineering\2016 Projects\2016 Plan Review\Covenant Meadows\17290 Germanium Street Surface Drawing\17290 Germanium Existing Data.dwg  
Lic. No. \_\_\_\_\_

