



Anoka County
TRANSPORTATION DIVISION

Highway

Chloe McGuire Brigl
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

March 24, 2020

Re: Sketch Plan – Trott Brook Property Concept Plan 2

Dear Chloe,

We have reviewed the Sketch Plan for Trott Brook Property Concept Plan 2, to be located west of CSAH 5 (Nowthen Boulevard) and south of 173rd Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way adjacent to CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). The sketch plan proposes access for the concept plan onto CSAH 5 via 173rd Avenue NW, which is consistent with county standards and acceptable to this department. It should be noted that there is an existing SB CSAH 5 right turn lane and an existing NB CSAH 5 bypass lane already in place at 173rd Avenue NW, so there will be no additional required turn lane construction on CSAH 5 for this development. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements at the CSAH 5/173rd Avenue NW intersection to the greatest extent possible for this development. Please note that no plantings or private signing will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way so as not to create any new sight obstructions for this section of CSAH 5.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 5 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer should assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 5, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

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The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of runoff shall not exceed the pre-developed rate runoff for the 10-year critical design storm. County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Contact Michelle Pritchard, Engineer I, via phone at 763.324.3162 or via email at Michelle.Pritchard@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable ACHD Engineering Plan Review fee (fee estimated at \$150.00) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, if any work will occur within the county right of way, the ACHD Permit process can begin by the contractor(s) completing the work (fee = \$150.00). License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier, Traffic Engineering Technician I at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information regarding the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 5/Plats + Developments/2020
Michelle Pritchard, Engineer I
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician