



Anoka County

TRANSPORTATION DIVISION

Highway

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

January 27, 2020

Re: Sketch Plan - Town Homes at CSAH 5/146th Avenue NW

Dear Chloe,

We have reviewed the sketch plan for the proposed town homes west of CSAH 5 (Nowthen Boulevard NW) and south of 146th Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way along CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). In addition to gaining access via 146th Avenue NW, the sketch plan also proposes an additional roadway connection onto CSAH 5 approximately 960 feet south of 146th Avenue NW, which does not meet access spacing guidelines and will lead to increased safety issues on this arterial roadway, and consequently, the sketch plan for this development should be reworked to eliminate any need for additional direct access to CSAH 5. If there are concerns regarding turning maneuvers at the intersection of CSAH 5/146th Avenue NW, this department would be supportive of the construction of NB and SB CSAH 5 left turn and right turn lanes at the intersection in conjunction with this development. If it is determined that the development cannot be reconfigured to eliminate the proposed roadway intersection with CSAH 5, if the access must be a full access, we will require the construction of NB and SB CSAH 5 left and right turn lanes at the new intersection. If instead, the access is determined that it must be a right turn in/right turn out access point, we will require that it be constructed with an adequate splitter island and a NB CSAH 5 right turn lane. Lastly, if it is determined that the proposed roadway access could be reconfigured to be an emergency vehicle access only, we will require that it be designed to be gated and consistent with other emergency vehicle access points elsewhere on the county highway system. The right of access should be dedicated to Anoka County for the entire length of this plat, and any existing driveways or field entrances are to be removed and the ditch section restored to match the adjacent existing ditch depth, slope, and grades. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements 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

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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 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.

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. 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), CSAH 5 turn lane construction plans (if applicable) and the corresponding ACHD Engineering Plan Review fee (estimated at \$150.00 if drainage review only is required) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process prior to the commencement of any construction (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 ACHD Sue Burgmeier via phone at 763.324.3142 or e-mail at Susan.Burgmeier@co.anoka.mn.us for further information and to coordinate 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
Jerry Auge, Assistant County Engineer