

SITE DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL 4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

PROPOSED LOTS: 343
 75': 119
 65': 121
 55': 103

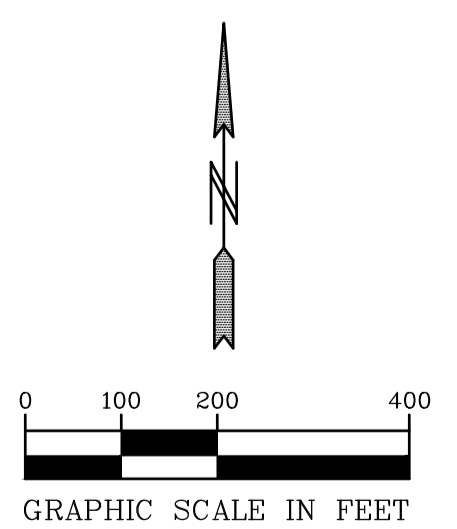
NET DENSITY: ±2.7 UNITS/ACRE

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY



1 - Connect CDS

Created by: Joe Feriancek
On: 03/16/2020 09:05 AM

If possible connecting these cul-de-sacs. CDS are higher maintenance for the City, particularly with plowing.

----- 0 Replies -----

2 - Trunk Watermain Loop

Created by: Joe Feriancek
On: 03/16/2020 09:18 AM

The City is planning to extend trunk watermain up Variolite, to loop with the trunk watermain on CSAH 5. We will have to discuss where this trunk WM connects.

----- 0 Replies -----

3 - Variolite Street Connection

Created by: Joe Feriancek
On: 03/16/2020 09:20 AM

Most likely a right turn lane will be required off of Variolite Street.

----- 0 Replies -----

4 - Variolite Reconstruction

Created by: Joe Feriancek
On: 03/16/2020 09:20 AM

City is currently designing a reconstruction of Variolite Street, this is planned for this summer. Ideally any units built would not be reliant on Variolite Street for access.

----- 0 Replies -----

5 - CDS Size

Created by: Joe Feriancek
On: 03/16/2020 09:23 AM

CDS need to have a 50' radius to back of curb.
Engineering Design Standards are available on the City Website Engineering Department Page.

----- 0 Replies -----

6 - Future Road Connections

Created by: Joe Feriancek
On: 03/16/2020 09:24 AM

This would require a temporary cul-de-sac. The area of the temporary cul-de-sac will require at a minimum roadway easement for the cds and snow storage.

----- 0 Replies -----

7 - Stormwater

Created by: Joe Feriancek
On: 03/16/2020 09:25 AM

The City is part of the Lower Rum River WMO, and all WMO requirements must be met. Contact Engineering Department with questions.

----- 0 Replies -----

8 - Reduce amount of CDS

Created by: Joe Feriancek
On: 03/16/2020 10:52 AM

Could this be adjusted to be a small loop, or just one CDS?

----- 0 Replies -----

9 - Street Typical Sections

Created by: Joe Feriancek
On: 03/16/2020 11:14 AM

Is this street going to be curb & gutter, or drainage ditches?

----- 0 Replies -----

10 - Permanent Cul-de-Sac

Created by: Len Linton
On: 03/16/2020 11:15 AM

This must be a permanent Cul-de-Sac with proper setbacks. If the parcel to the north develops and the road is extended, pavement can be removed and the right of way reduced to follow the curb.

Half cul-de-sacs and temporary cul-de-sacs have not worked well in Ramsey.

----- 0 Replies -----

11 - Wetland Delineation required

Created by: Len Linton
On: 03/16/2020 11:20 AM

A wetland delineation will be required. Mitigation may be required if the pond will impact the function of this wetland.

----- 0 Replies -----

12 - Environmental Document Required

Created by: Len Linton
On: 03/16/2020 11:23 AM

This project crosses the threshold for environmental documentaion. The project scheduile must include time for preparation of the environmental document and review by the appropriate agencies.

----- 0 Replies -----

13 - Park Dedication

Created by: Len Linton
On: 03/16/2020 11:25 AM

The City does not accept wetlands for park dedication credit. Creditable park dedication must be upland area outside of wetlands.

----- 0 Replies -----

14 - Anoka County Review

Created by: Len Linton
On: 03/16/2020 11:26 AM

This plat will require review by Anoka County Highway department.

Turn lanes and bypass lanes will most likely be required.

----- 0 Replies -----

15 - Sanitary Sewer Connection

Created by: Len Linton
On: 03/16/2020 11:27 AM

A sanitary sewer stub was provided south of Trott Brook. The stub and lift station down stream may not provide adequate capacity for this development.

The City is requiring construction of a lift station in the southwest corner of this project to serve the site. The City will be extending gravity sewer up Variolite Street to just south of Trott Brook in 2020. This lift station will connect to that gravity line.

----- 0 Replies -----

16 - Stormwater Ponds

Created by: Len Linton
On: 03/16/2020 11:35 AM

All stormwater ponds must have a maintenance access covered by drainage and utility easement.

This surface should be vegetated with slopes gentle enough for equipment access. Lot spacing must be adjusted to provide this required access route.

----- 0 Replies -----

17 - Review Comments

Created by: Len Linton
On: 03/16/2020 11:44 AM

All comments must be addressed on the next submittal in order to keep this project moving forward.

Unaddressed comments may delay approval of the next submittal.

----- 0 Replies -----

18 - Stormwater

Created by: Len Linton
On: 03/16/2020 12:21 PM

Stormwater Design must meet Lower Rum River Watershed Management Organization requirements.

Compliance with infiltration must be demonstrated using the MIDS calculator from the MPCA, P-8 or Win-SLAMM software. Printouts provided must include data input and results including removal efficiencies.

----- 0 Replies -----

19 - Wetland Setback and Pond

Created by: Chloe McGuire Brigl
On: 03/19/2020 09:03 AM

16.5 foot d/u easement required from edge of delineated wetland, no ponds in that area.

----- 0 Replies -----