

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

DATE	MAY 26, 2020	PROJECT ADDRESS	TBD
PROJECT. TITLE	HAMPTON HOMES		
ESCROW #	117171		
DEPARTMENT:	Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans, prepared by Hakanson Anderson and dated April 24, 2020:

Sheet T1

- Provide a color rendering of the building(s).

Sheet A5

- Revise the front and side (north) elevations to include thirty-five percent (35%) coverage with face brick, natural stone, or stucco.

Sheet 1: Simplified Preliminary Plat

- Show the extension of the bituminous trail from southern boundary north to intersection with 146th Ave NW on this sheet and all other applicable sheets. Trail shall be ten (10) feet in width.
- Please add the property description, legend, lot tabulations, notes, etc. to this sheet (do not turn on any other layers, such trees, contours, etc.).
- Add open space calculation to this sheet. At least 40% open space is required and of that, at least 10% shall be identified as common space for use by residents of the development.
- Right of access along Nowthen Blvd shall be dedicated to Anoka County with the exception of the right out only access point.
- It is Staff's recommendation that northbound and southbound turn lanes on Nowthen Blvd at 146th Ave be incorporated into this project.
- Show building setback lines and density transition area 'buffer' widths on this sheet.
- Show separation distances between buildings (must be at least 20 feet).
- Private road must be signed as No Parking (either side).
- Offset/stagger the buildings by one to two feet to assist with varying structure orientation.

Sheet C14

- Add note that a Demolition Permit is required prior to removal of any building(s) on the property.

Sheet C15

- Where existing access to Nowthen Blvd are being removed, those areas of ditch section shall be restored to match the adjacent existing ditch depth, slope, and grades.

Sheet C16

- Tree Save Fencing must be shown on all grading sheets. Tree Save Fencing shall be installed no closer to a tree or group of trees than the dripline. There shall be no soil disturbance beyond the Tree Save Fence.

Sheet L1

- Update sheet to specify where sod will be installed and any areas where seed is proposed.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street).
- Proposed trees along the western border (density transitioning plantings) need to have some shade tolerance as they will be interspersed with existing tree cover. Consider substituting in other, more shade tolerant species, along this border.
- Labels appear to be missing for the trees planted along the private road. Add labels.

Sheet L2

- Density Transitioning is required along the northern boundary of the site, which is approximately 187 feet in length (requires at least four (4) each of ornamental, evergreen, and overstory trees). Additional plantings must be added to this area.
- There is a small, bold circle next to one of the bur oaks along eastern boundary, what does that represent?
- The Spring Snow Crabapple and two Austrian Pines between the two northern most four-unit buildings should be relocated elsewhere on site. There is a storm sewer line that will run between these two buildings so it would be best to avoid any potential future conflicts with this infrastructure.

Sheet L4

- Four (4) inches of topsoil, with not more than thirty-five percent (35%) sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. buildings, driveways, walkways, etc.), excluding stormwater ponds.
- Irrigation system must include a rain sensor and some form of water efficient technology such as a smart controller. Add this language to Planting Notes.
- Change Plant List to specify minimum shrub size at installation is 24 inches in height or width, depending on species growth characteristics.

Sheet T2

- Add a legend to clarify what each color within the table represents.
- Add a summary table related to each of the colors that highlights what each category is, how many DBH inches per color, and how many inches will be saved or removed per color.
- It is unclear if invasive species that are not being removed are being excluded from the removal calculation. Only invasive trees that are being removed can be excluded; any proposed to remain on site must be factored in to the tree preservation calculation.

Street Light Plan

- A Street Lighting Plan shall be prepared and submitted for review by the City. At a minimum, it shall include street lights at the intersection with 146th, at the right out only access to Nowthen Blvd, and at least one street light along the private road.

Noise Study

Review File:

Hampton Homes: Preliminary Plat Review

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- Due to the proximity to County State Aid Highway 5 (CSAH 5), a noise study shall be prepared and submitted to the City for review. The findings of the noise study may impact the layout of the Preliminary Plat if noise mitigation measures are found to be necessary or warranted.