

December 30, 2020

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

SUBJECT: MnDOT Review # P20-081
Riverstone South
SE Quad US 10/US 169 & Bowers Drive NW
Ramsey, Anoka County

Dear Mr. Gladhill:

Thank you for the opportunity to review the **Riverstone South** development. MnDOT has reviewed the documents and has the following comments:

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway 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 having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at Natalie.Ries@state.mn.us or 651-234-7681.

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Traffic:

MnDOT recommends a traffic impact study be completed due the final development plan generating close to 2,500 trips per day and the possible impacts to US 10, neighboring roads and accesses. The preferred access for the development to US 10 would be through the new interchange at Armstrong.

If you have any questions regarding this comment please contact Ashley Roup in Metro Traffic Unit at 651-234-7815 or ashley.roup@state.mn.us.

Multimodal:

When pedestrian facilities (i.e. the sidepath along US 10/US 169) are impacted due to maintenance or construction, pedestrian accommodations must be provided to the maximum extent feasible.

These accommodations should be made detectable and must have accessibility features up to the level of the disturbed route. Signage and devices, as necessary, must be provided to direct pedestrians safely through the work zone. Guidance for pedestrian accommodations through work zones can be found here: <http://www.dot.state.mn.us/trafficeng/workzone/apr.html>. The new street connection should include curb ramps in accordance to [MnDOT Standard plan 5-297.250](#) and should match the width of the existing facility.

Because of the density of homes proposed with this development, constructing sidewalks along both sides of the internal street network should be considered. Also consider constructing a sidepath/trail along the south side of Riverdale Drive for its full length to expand the non-motorized network and connect to the sidepath along US 10/US 169.

For questions regarding these comments, contact Jesse Thorsen, Metro Multimodal, at Jesse.Thorsen@state.mn.us or 651-234-7788.

Water Resources:

When Bowers Drive is constructed as a cul-de-sac, the existing entrance culvert between the south trail and US 169 westbound should be removed and returned to a ditch section. When the connection of the proposed Riverdale Drive with US 169 westbound is made, an entrance culvert should be added between the trail and US 169 westbound; a 15" Reinforced Concrete Pipe (RCP) entrance culvert may be large enough based on the existing entrance culverts located east of the new intersection. The "Lake" identified in Outlot G doesn't show an outlet. Although the High Water Level (HWL) indicates the lake will contain a 100-yr event, an outlet would be prudent for the possibility of back-to-back 100-year events or a super-event. Although Pond 300 in Outlot B is identified as a concept, if incorporated, then hydraulics information will be required to ascertain any impacts to MnDOT right-of-way.

A drainage permit is required. The development will need to maintain or reduce existing drainage flow rates to MnDOT right of way. The submitted information appears to accomplish this, although the most current plan information will need to be reviewed during the permit application process.

Drainage calculations and supporting information related to contributing flow to MnDOT right-of-way may be requested. If requested during that review, existing and proposed drainage area maps and hydraulic calculations for the 10 and 100 year flows would be required.

For questions regards these comments, contact Jason Swenson, Metro Water Resources, at jason.swenson@state.mn.us or 651-234-7539.

Permits:

In addition to the previously mentioned Drainage permit, an Access permit from the City will be required for the new street connection, and a Miscellaneous Work permit will be required for the removal of Bowers Drive. Any other use of, or work within or affecting, MnDOT right of way will also require a permit.

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>. Please upload a copy of this letter when applying for any permits.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-775-0405 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us/metrodevreviews.dot@state.mn.us>. Contact MnDOT Planning development review staff at for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Mark Fairbrother, Water Resources
Anthony Wotzka, Area Engineer
Matthew Wernet, Surveys

Lance Schowalter, Design
Jason Swenson, Water Resources
Michael Lynch, Right-of-Way
Ashley Roup, Traffic

Mackenzie Turner Borgen, Multimodal
Natalie Ries, Noise
Russell Owen, Metropolitan Council

Jesse Thorsen, Multimodal
Jason Junge, Transit