

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

DATE	3/27/15	PROJECT ADDRESS	UNKNOWN
PROJECT. TITLE	HARVEST ESTATES		
ESCROW #	114538		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape and Tree Preservation Plans prepared by Hedlund and dated March 5, 2015:

Tree Preservation: At least forty percent (40%) of the Diameter at Breast Height (DBH) inches of significant trees shall be preserved. For every one (1) inch of significant tree DBH removed beyond this threshold, 1.25 inches of DBH shall be replanted or \$125.00 shall be paid to the City in restitution (or some combination thereof). Invasive species, diseased trees, and trees removed for stormwater ponds, public trails and sidewalks, shall not be considered when calculating the removal threshold (they should be noted as such in the inventory to receive credit). Sheet C-5 indicates that there is a total of 1,435 total DBH on site (this excludes all invasive species, primarily Siberian Elm) and of that, 1,360 DBH inches will be removed (five percent [5%] of significant tree DBH inches preserved). Replacement (and/or restitution) will be necessary totaling 624 inches (1360-861=499 inches beyond removal threshold x 1.25”). The base landscaping requirements of the applicable zoning district (two [2] trees per lot) can be applied toward the reforestation standard. After a full analysis, Staff believes the proposed reforestation plan does meet the intent and spirit of the Tree Preservation Ordinance contingent upon the following revisions:

- *Sheet C-5 must be revised as follows:*
 - *Allowable Removal needs to be amended to read 1435 x 60% (2545 includes the Siberian Elm DBH).*
 - *All reforestation perimeter plantings (excluding required front yard trees) shall be installed as a Stage I improvement by the developer.*
 - *Plan sheet should include tree save fencing around trees being preserved.*
- *Sheet C-6 must be revised as follows:*
 - *Tree save fencing must be shown on the grading plan and shall be installed at or beyond the dripline of trees or groups of trees being preserved. Tree save fencing shall be installed and maintained in a plumb condition throughout all land disturbance activities.*
- *Sheet CE-1 must be revised as follows:*
 - *The legend includes a symbol for tree protection but that symbol is not shown on the plan sheet. Update this sheet (and the grading plan and tree preservation plan sheets) to show the tree protection fencing around those trees being preserved.*

Landscaping: Two (2) front yard trees are required per lot. Deciduous trees shall be a minimum of one (1) inch caliper and evergreen trees shall be at least five (5) feet in height. As a general note, builders

should be provided a copy of the approved Landscape Plan and Planting Detail if they will be assuming responsibility for installing the front yard trees on each lot. The following revisions are necessary:

- *While it appears generally that each lot will have two (2) trees planted, many of them indicate that one tree will be planted in the rear yard. Each lot shall have two (2) front yard trees. Please revise the Landscape Plan accordingly.*
- *An alternative to Patmore Ash (*Fraxinus pennsylvanica*) shall be utilized due to the looming emergence of Emerald Ash Borer and the potential that these trees may be planted within the public road right of way becoming the City's responsibility for long term maintenance.*
- *The planting detail must be amended to include the following*
 - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
 - *Only prune out dead/broken/deformed branches at time of installation*
 - *Remove upper 1/3 of wire basket and burlap after being placed in planting hole*
 - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*
- *Since required landscaping is proposed to help satisfy the reforestation requirement, all trees planted shall be at least 2.5 inches in diameter, as that was the caliper used in the calculations.*
- *Boulevard area is required to be finished with sod. Remaining portions of lot can be finished with sod, seed, hydroseed, or other acceptable ground cover.*

Topsoil: Each individual lot will need to have four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

Stormwater: The project is addressing stormwater management standards through the use of storm sewer pipes and traditional ponding. While a complete review of the grading and drainage plans will be completed by the Engineering Division, it should be noted that the contour labels on the small new pond in the southeast corner of the site (adjacent to the existing pond) need to be revised. Presently, three (3) consecutive contours are labeled as 882 and it appears they should be labeled as 882, 880, and 878.