

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MARCH 17, 2017	PROJECT ADDRESS	7131 166 TH AVE NW
PROJECT. TITLE	HOMESTEAD ROAD		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Tree Inventory and Protection Plan prepared by Soil Investigation and Design Inc. and dated February 13, 2017:

The City’s Natural Resources Inventory (NRI) identifies some moderate quality aspen forest (saturated soils) and non-native graminoid (grass) vegetation. Most, if not all of the moderate quality natural area is within wetland and/or floodplain area and thus, would not be impacted (or experience very little impact) as a result of the proposed development.

The Tree Preservation Plan indicates that only fourteen percent (14%) of the significant tree DBH inches will be removed, well below the allowable removal threshold. However, the plan set does not specify which trees will be removed and preserved, nor does it graphically depict the trees on the Preliminary Plat.



There is no Landscape Plan included in the plan set. While preserved trees can be credited toward the landscape requirements, it is not clear whether they would constitute front yard trees or not as they are not included on the Preliminary Plat. The plan set needs to be revised to include the tree layer on the Preliminary Plat before a determination can be made on compliance with landscaping requirements.

Topsoil is required for all lots being improved with a principal building. A note must be added to the plan set stating that topsoil, meeting the City’s topsoil specification. There shall be no fill, including topsoil and sod, placed within the floodway or wetland areas.

The project is proposing the use of rain gardens on Lots 1 and 3 to address the infiltration requirements of the LRRWMO. Engineering Staff are reviewing that information to determine compliance. At a minimum, the rain gardens will need to be encumbered with Drainage and Utility Easement as well as a Maintenance Agreement to address responsibilities to ensure functionality. Planting plans and specifications must be provided for the rain gardens.

A variance to lot depth is required for both Lot 1 and Lot 3. Note that the plans were revised to reposition the house pad on Lot 3 in response to comments received during review of the Sketch Plan (previous location did not require a variance, but was not supported by neighboring property owner due to position behind their home). Lot 3 is deficient by only seventy-eight (78) square feet. Lot 1 is deficient by 268 square feet. However, the Preliminary Plat does include a twelve by twelve (12' x 12') deck to demonstrate that this common home owner improvement would still fit on the property.

Required Revisions

Tree Preservation Plan

- Tree layer must be added to plan set that includes the lot boundaries, grading contours, and proposed house pads.
- Revise plan to clearly indicate trees being removed and trees being preserved.
- If preserved trees do not qualify as front yard trees, a Landscape Plan shall also be prepared and submitted including proposed species, caliper (size), root stock, and it shall include a planting detail as well.
- Revise to show tree preservation fence.
- Tree preservation fence must be installed and then approved by City prior to any clearing work.
- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.

Sheet S2

- Encumber rain gardens with Drainage and Utility Easements.
- Add note to sheet specifying that a Maintenance Agreement will be prepared for review and approval by the City.
- Maintenance Agreement will need to be recorded against each lot containing a rain garden.
- Update the plan sheet with planting design, species, and specifications.

Sheet S3

- Revise Drainage and Utility Easements to include rain gardens.