

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

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|----------------------------|--|------------------------|-----|
| DATE | MAY 12, 2017 | PROJECT ADDRESS | TBD |
| PROJECT. TITLE | ESTATES OF SILVER OAKS 2 ND ADDITION | | |
| ESCROW # | 115698 | | |
| DEPARTMENT: | Community Development: Planning Division (Landscape Plan & Environmental Resources) | | |
| TECHNICAL REVIEWER: | Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com | | |

The project is located east of St. Francis Blvd (TH 47) and north of 162nd Lane. The property is approximately 5.86 acres in size, with a majority of that area dominated by moderate quality oak forest per the City’s Natural Resources Inventory (NRI). Based on the cover type and it’s connection to a larger natural corridor (along with a pedestrian tunnel under the Highway that wildlife can also access), this site seems to be an ideal candidate for the City to work with the Developer to incorporate best management practices and/or conservation design principles, where feasible.



As noted, there is a large population of oak trees on the site and precautions need to be taken to minimize the potential of introducing oak wilt. Even outside the high risk timeframe for oak wilt, an Oak Wilt Management Plan should be prepared to outline what steps will be taken to control and/or limit the spread or introduction of oak wilt.

While the Tree Preservation Plan indicates that 174 trees will be preserved and 153 trees would be removed, there is no calculation as to the total Diameter at Breast Height (DBH) inches on site. The City’s Tree Preservation Ordinance requires at least forty percent (40%) of the DBH inches be retained on site. Based on the information submitted, it cannot be determined if the proposed removals comply with City Code.

We offer the following comments regarding the Tree Preservation Plan, prepared by Roshell Engineering, LLC and dated May 4, 2017:

General Comments

- Plan set is deficient of a Landscape Plan. Each lot shall have two (2) front yard trees installed. Trees shall be at least one (1) inch in diameter (deciduous trees) or five (5) feet in height (coniferous trees). Staff would like to work with the developer to have at least one tree installed in the boulevard area in front of each home.

- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City's topsoil specification across all areas not covered with impervious surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Sheet G1:

- Add Tree Save Fencing to this sheet. Tree save fencing shall be installed at the dripline (not the trunk) of trees or around groups of trees.

Sheet T1

- Add column headers to the Trees Saved and Trees Removed tables.
- Add calculation of total DBH inches on site.
- Add calculation of DBH inches to be removed.
- Add calculation of DHB inches to be preserved.
- Add a column to the table to identify the purpose of removing each tree (credit is granted for trees removed for improvements such as stormwater ponds and trails).
- Utilize different symbols for the trees being removed and the trees being preserved.
- Add Tree Save Fencing to this sheet. Tree save fencing shall be installed at the dripline (not the trunk) of trees or around groups of trees.
- Identify on the plan sheet who conducted their inventory and their credentials.