

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 14, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	JASPER INDUSTRIAL PARK		
ESCROW #	115818		
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 Landscape Plan prepared by Lampert Architects and dated July 3, 2017 and civil engineering plans prepared by Hakanson Anderson and dated July 5, 2017:

The City’s Natural Resources Inventory (NRI) does not identify any significant natural areas within the project area. However, there is a moderate quality natural area directly adjacent to the Subject Property, within Foster Cemetery. While not within the project area, there is significant grading proposed directly adjacent to this stand of mixed oaks, which could impact their health. Additional information outlining what steps will be implemented to protect those root systems is needed. City Staff is concerned about the impacts to these potentially historic trees as this cemetery has been in existence (and presumably mostly untouched) since the mid-1800s.

While there is some information about existing trees and removals, the submittal appears to be deficient of an actual Tree Inventory and Preservation Plan. An inventory of all significant trees, defined as any oak or evergreen with a Diameter at Breast Height (DBH) of four (4) inches or more and any other deciduous tree with a DBH of eight (8) inches or greater, must be completed and submitted. The inventory must specify the species (scientific and common name), diameter, condition, status (preserved/removed) and reason for removal and shall also include a tally of all significant tree inches on site and a tally of inches to be preserved.

At least thirty percent (30%) of the significant tree inches shall be retained on site or reforestation will be required. Until this information is received, it cannot be determined whether the project complies with the Tree Preservation standards or if reforestation will be required. The Inventory will also clarify what types of trees will be impacted. This may have a bearing on potential activities regarding disease management (e.g. preventing spread of oak wilt to adjacent mixed oak area in cemetery).

Based on the lineal footage of the site (Lot 1) and the building square footage and parking stalls, sixty-three (63) trees and 173 shrubs are required. The proposed Landscape Plan provides 173 shrubs and fifty-two (52) trees. Species and size are generally acceptable; however, note that shrubs shall be at least twenty-four inches (24”) in height or width, depending on plant

characteristics, at the time of planting. Additional trees must be incorporated into the Landscape Plan to meet the minimum planting standards.

Access to the cemetery must be retained. It cannot be across Outlot B as all that area needs to be unencumbered for the future build-out of the Public Works Campus.

The use of seed rather than sod does require City Council approval. Furthermore, landscape will not be considered complete until seed has germinated and is ready to be mowed. Staff does not oppose the proposed use of seed as it is not directly adjacent to a public street.

Required Sheet Revisions

Sheet 3

- Add City's standard detail for topsoil.

Sheet 4

- Revise to eliminate any activity on Outlot B as that is not part of the land transaction.
- Revise to show tree preservation fence.
- Provide more detail on the 'clearing and grubbing' of trees adjacent to the cemetery. As previously noted, there are concerns with the potential impacts to the adjacent mixed oak woods.

Sheet 5

- Revise to eliminate any activity on Outlot B as that is not part of the land transaction.
- Revise to show tree preservation fence.
- More information must be supplied regarding the grading activity adjacent to the cemetery so that the potential impacts to the adjacent trees can be further assessed.

Sheet 7

- Provide more detail about each proposed seed mix.
- There is not a symbol in the legend for the cross hatched areas along the east and west boundaries of Lot 1.
- Under General Notes #2, topsoil must meet the City's specification and shall be required over all disturbed areas not improved with impervious surfacing, excluding the proposed ponding basins.

Sheet L1

- Incorporate at least eleven (11) additional trees into Planting Schedule based on the proposed number of parking stalls (one [1] tree per every ten [10] parking stalls is required).
- Revised Planting Schedule to indicate shrub size shall be at least twenty-four (24) inches in height or width, based on plant characteristics.

Tree Inventory and Preservation Plan

- There is no tree inventory or preservation plan. This must be submitted for review as discussed above.