

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 18, 2018	PROJECT ADDRESS	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT. TITLE	RUM RIVER PRAIRIE PRELIMINARY PLAT AND VARIANCE		
ESCROW #	115968		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District. Minimum lot size is 2.5 acres and the homes would be serviced with private wells and septic systems. One of the lots would require a variance to the lot size standard (Lot 1, Block 4) as it is only 1.37 acres in size. At the time of Sketch Plan review, the Planning Commission has expressed support for this since this land is separated from the rest of the project by existing roadways (Armstrong Boulevard and Tiger Street).

We offer the following comments on the fifteen (15) page plan set prepared by LHB.

Sheet L1

- Each lot is required to have two (2) front yard trees installed. While each lot is showing two (2) trees, some lots, such as Lot 1, Block 3, has one of the trees positioned along the side of the home. At the time of installation, trees must clearly be in the front yard.
- Revisions to the proposed tree save fencing must be incorporated so that there is no confusion or uncertainty in the field, for either the contractor(s) or inspector(s), as to what trees are to be saved and what trees can be removed.
- Note that any land disturbed as a part of development is subject to the topsoil requirement. While the topsoil standard is already listed on the plan sheet, Staff would like to remind the developer that minimizing the area(s) disturbed throughout construction will reduce the amount, and therefore the cost, of compliance with this standard.
- ADVISORY COMMENT: Additional landscaping may be warranted in the rear yards of those lots backing up to Armstrong Blvd, in the form of a possible berm and evergreen trees. This likely would help reduce noise generated from traffic on Armstrong Blvd (may also be identified in the noise study).
- ADVISORY COMMENT: Staff would encourage the Developer and/or builder and/or homeowner to not establish turf grass across all portions of the new lots but rather consider either maintaining the existing vegetation in the rear portions of the lots and/or seeding with an appropriate native seed mix. This would not only reduce the need for irrigation but would also reduce the amount of mowing in the future while also creating a more pollinator friendly landscape.

Sheet T1

- Tree save fencing must be installed no closer than the dripline of a tree or group of trees to be preserved (not next to the tree trunk) to protect the critical root zone.

- Revisions to the proposed tree save fencing must be incorporated so that there is no confusion or uncertainty in the field, for either the contractor(s) or inspector(s), as to what trees are to be saved and what trees can be removed.
- There are multiple instances where trees are shown to be saved but in reality may not make sense. Examples would be trees located between two primary drainfields and trees directly adjacent to a house pad. Due to the excavation that would be required, this may result in significant root damage. These trees should likely be removed or the location of the house pad and/or drainfield should be adjusted.
- If there are adjustments made, than Sheets T2 and T3 must be updated accordingly.

Sheet G1-G3

- Update the tree save fencing on these sheets in accordance with the comments noted above regarding Sheet T1 and L1.