

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MARCH 15, 2018	PROJECT ADDRESS	6590 141 ST AVE NW
PROJECT. TITLE	BASALT INDUSTRIAL		
ESCROW #	116216		
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 Civil Engineering and Landscape Plans, prepared by Hakanson Anderson dated February 28, 2018:

Sheet C6

- An Oak Wilt Management Plan is required due to the presence of oak trees both on this property and on adjacent parcels as well. This plan is subject to review and approval by the City and must outline what precautionary steps will be taken to avoid introduction of oak wilt to oak trees being preserved onsite or on adjacent parcels.
- Tree Save Fencing will be required rather than silt fence along the eastern boundary where tree preservation will occur to avoid impacting roots to trees being saved.
- Tree Save Fencing shall be placed no closer than the dripline of protected trees and shall remain in place and in tact throughout all construction activity. This note must be added to the plan set.

Sheet C8

- The use of seed rather than sod requires approval of City Council. Staff does not object to turf establishment via seed as proposed (this is applicable to all other Plan Sheets as well).

Sheet L1:

- Tree #18 is listed as a Siberian Oak, which doesn't exist. Please correct (presumably the tree is either a Siberian Elm or a Bur Oak).
- Add Landscape Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- At least three (3) additional trees are required based on the proposed number of parking stalls.
- At least 30% of the DBH inches of existing, significant trees are required to be retained onsite or replanted. Based on the proposed removals and landscaping, an additional forty-three (43) inches of reforestation is required (after excluding invasive species and trees removed for ponding, and including all proposed plantings of trees). The Landscape Plan will need to be amended to meet this standard.

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- Tree Save Fencing must be shown on this sheet also.
- Tree Save Fencing shall be placed no closer than the dripline of protected trees and shall remain in place and in tact throughout all construction activity. This note must be added to the plan set.