

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	JANUARY 10, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	HARVEST ESTATES 2 ND ADDITION		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Landform and dated January 3, 2019:

Sheet C1.1

- Tree Inventory data from original inventory (completed in 2015) must be added to this sheet (specifically the tree numbers and the table identifying trees being saved, removed, etc.). Note that only the trees on the current development site should be included (nothing from the 1st Addition).
- In the northeast portion of the site there appears to be vegetation (trees?) identified by the green bubble line. When looking at the grading plan, it appears these trees are being removed. If so, the hash mark identified in Note 12 must be added.

Sheet C2.1

- Each lot must comply with the buildable area requirement outlined in City Code [Section 117-614](#) (h) (11), which states that each lot shall have at least 100 feet of depth with a continuous width of sixty (60) feet, exclusive of any wetland, wetland setback, floodway, or steep slopes. Please provide an exhibit for Lots 3-5 Block 1 and Lots 2-4 Block 2 verifying that each of these lots is in conformance.

Sheet C3.1

- Tree Save Fencing must be included on this sheet.
- Tree Save Fencing must be installed along the boundary of the existing residential lot at the southwest corner of the development site (15133 Nowthen Blvd) to ensure those private, existing trees are protected.
- Tree Save Fencing shall be installed at the dripline or beyond of any tree or group of trees being protected.
- Silt Fence shall be installed no closer than 16.5 feet from the normal water level of the stormwater pond. Existing vegetation within this required setback area shall be left undisturbed throughout grading, construction, and landscaping aspects of the project.
- Silt Fence must be contained entirely within the development site. Adjustments are needed near Lot 2 Block 1.

Sheet C7.2

- Add details for tree planting and tree save fencing.

Sheet L2.1

- The City requires four (4) inches of topsoil meeting the City's specification, not six (6) as identified in the Landscape Notes.
- All trees installed shall be a minimum of 2.5 inches in caliper (deciduous trees) or six (6) feet in height (evergreens) in accordance with the 2015 approved Reforestation Plan.
- Developer SHALL disclose tree size requirement to anyone purchasing a lot and shall also provide a copy of the approved Landscape Plan.
- Developer is required to install all tree plantings as a Stage I Improvement with the exception of the two (2) required front yard trees, which may be installed by the builder.
- Boulevard area, whether there is sidewalk present or not, is required to be finished with sod. Remaining portions of lot can be finished with sod, seed, hydroseed, or other acceptable ground cover. This shall be noted on the plan.
- In the drainage basins, utilize MnDOT Mix 35-221 or similar, which is a native seed mix, which is consistent with past recommendations from the Environmental Policy Board.
- While not noted on the plans, if in-ground irrigation systems will be installed, they must include a rain sensor AND some form of water efficient technology such as a smart controller, soil moisture sensor, ET sensor, etc.