

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

DATE	FEBRUARY 25, 2019	PROJECT ADDRESS	6080 HIGHWAY 10
PROJECT. TITLE	6080 HIGHWAY 10		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Natural 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 Carlson McCain and dated January 25, 2019:

Sheet 1 (Cover)

- The following data must be identified and labeled on all applicable sheets: Floodway and Flood Fringe district boundaries, Regulatory Flood Protection Elevation (RFPE) (in Minnesota, this is considered the Base Flood Elevation plus any stage increase from Floodway plus 1 foot of bounce), and the elevation of all access roads and driveways (cannot be more than 2 feet lower than the RFPE).
- Under Sheet Index, Sheet L1 (Landscape Plan) is listed. However, there was no Sheet L1 included with the submitted plan set. Note that a Landscape Plan is required and is subject to review and approval by the City.
- Due to the increased density adjacent to an existing residential development, Density Transitioning will be required. Please refer to City Code [Section 117-110](#) for **minimum standards**.

Sheet 2 (Existing Conditions)

- A Tree Inventory and Preservation Plan is required. All significant trees, defined as all oaks and evergreens 4 inches or greater in DBH and all other trees 8 inches or greater in DBH, must be inventoried. The following data shall be provided: species, DBH, condition, status (saved or removed), reason for removal (e.g. storm water pond, trail, general grading, etc.). At least 40% of the significant tree DBH inches must be retained on site or replaced at a 1.25 inch to 1-inch ratio.
- Inventory shall provide a tally of total significant DBH inches on site, a tally of inches removed, and a tally of inches saved.

Sheet 5 (Grading & Erosion Control)

- Tree Save Fencing must be included on this sheet.
- 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 and infiltration basin. Existing vegetation within this required setback area shall be left undisturbed throughout grading, construction, and landscaping aspects of the project.

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- The lowest floor of all structures in Blocks 2 & 3 must be at or above the RFPE.
- Finished fill elevation shall not be lower than one (1) foot below the RFPE and must extend out at least fifteen (15) feet from each structure.
- Elevation Certificates (as-built elevations) will be required for all new homes on Blocks 2 & 3 to confirm compliance with RFPE. This will be addressed in the Development Agreement.
- If more than 1,000 cubic yards of fill are used within the floodplain for any reason other than elevating a structure to comply with the RFPE, then a Conditional Use Permit will be required. Plan shall note the total proposed fill for the project within the floodplain and shall indicate quantities used to elevate structures separately from any other use of fill.

Sheet 6 (Details)

- Add detail for tree planting.

The City's Environmental Policy Board (EPB) also reviewed the Sketch Plan as it relates to landscaping, tree preservation, and natural resources at their February 25, 2019 meeting. The EPB reiterated the importance of compliance with the density transitioning standards along the western boundaries of Lot 1, Block 1 and Lot 1, Block 2. If landscaping is proposed to satisfy this requirement, it may result in the need to eliminate one or more lots and/or reconfigure the layout to provide the requisite width for plantings. Additionally, the EPB also made the following recommendations:

- A landscape buffer should be added along the northern boundary of Block 1 (including the western boundary of Lot 5, Block 1) to provide some buffering between the existing industrial use(s) and the new lots.
- Explore the potential of relocating the stormwater ponding outside of the Flood Fringe boundary.