

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

DATE	MAY 13, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	M & G TRAILERS		
ESCROW #	116923		
DEPARTMENT:	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 Hakanson Anderson, dated April 29, 2019, and by Stone Construction, dated April 22, 2019:

Sheet 2

- Add detail for Tree Save Fencing.

Sheet 4

- A Tree Inventory and Preservation Plan is a required submittal item that was not provided. This sheet shall include all oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches or greater and all other deciduous trees with a DBH of eight (8) inches or greater and shall identify which trees will be saved and removed.
- At least thirty percent (30%) of existing trees shall be preserved. If not, for each one (1) inch of removal beyond this threshold, 1.25 DBH inches shall be replanted. Those must then be shown on the Landscape Plan.
- The table shall include a column to identify purpose of removal (e.g. storm water pond, general grading, invasive species, etc.). Credit is given for removal of certain types of trees (e.g. invasive species) and/or for certain removal purposes.

Sheet L1

- Under minimum quantities, update reference to ninety (90) trees required to ninety (90) shrubs required.
- For every ten (10) parking spaces provided, one (1) additional tree is required. Forty-five (45) parking stalls are proposed; thus, there needs to be at least five (5) additional trees added to the Landscape Plan. These trees shall either be planted in islands within the parking lot or directly adjacent to the parking areas to provide shade and visual relief.
- Update Planting Schedule to specify that shrub size at time of installation shall be at least twenty-four (24) inches in height.
- Provide details on all proposed fencing.
- Any proposed signage is subject to separate application and review. However, it may be beneficial to include at least conceptual plans to verify the proposed signage complies with City Code.
- Irrigation system shall be equipped with both a rain sensor as well as some form of water efficient technology, such as a soil moisture sensor, smart controller, etc.