

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

DATE	FEBRUARY 25, 2019 REVISED: APRIL 12, 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, revised April 4, 2019:

Sheet 2 (Existing Conditions)

- Add the Mississippi River Corridor Critical Area (MRCCA) Overlay District boundary layer to this and all other applicable plan sheets.

Sheet 5 (Preliminary Site & Utility Plan)

- Need to add MRCCA layer to this sheet. Adjustments to proposed improvements may be necessary based on standards in this overlay district.
- Add contours to this sheet. Shoreland rules will apply and there is a 30 foot setback required from bluff-lines (defined as where the slope becomes steeper than 12%).
- Show specific setback from bluff-line for Lots 4-5, Block 3.

Sheet 6 (Preliminary Grading & Erosion Control Plan)

- Tree Save Fencing must be included on this sheet (symbol is in legend but doesn't show up on the plan sheet anywhere).
- 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.
- 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.

Sheet L1 (Landscaping)

- Either add detail for deciduous tree planting or modify the coniferous tree planting detail to address both.
- Any in-ground irrigation shall be equipped with rain sensors and some form of water efficient technology, such as a weather based smart controller. An Irrigation Permit is required prior to installation of any irrigation system.

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- The plan is deficient of the Density Transitioning requirements along the western boundary of the site. A revised Landscape Plan had been submitted (dated January 25, 2019) that included additional plantings that appeared to satisfy this requirement but those are not shown on this plan. Additional plantings must be included on Outlot A and the portion of Outlot B that is between Lot 1, Block 2 and the existing home to the west.
- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Adjustments will likely be necessary to avoid the proposed clear cutting to accommodate the stormwater pond.
- If some trees are removed within the MRCCA boundary, additional trees shall be replanted in this general vicinity to reestablish canopy cover.
- The Landscape Legend includes RC in the key for Holmstrup Arborvitae; however, RC is not shown on the plan anywhere. The plan does show a symbol of HA, but that is not included in the legend. Correct this discrepancy.
- A seed mix with deeper rooting species shall be utilized adjacent to the river.

Sheet T1 (Tree Preservation)

- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Add the MRCCA layer to this sheet. Per City Code Section 117-148(f), no clear cutting may occur within this overlay district, which will likely require modifications to the ponding/grading/drainage plans.
- Tree save fencing must be included on this sheet as well as the grading plan around all trees proposed to be saved.