

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

DATE	MAY 15, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	ANDERSON DAHLEN		
ESCROW #	116924		
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 and dated May 1, 2019, and HTG Architects, dated May 2, 2019:

Sheet C2

- Add a Tree Planting Detail either here or to the Landscape Plan.

Sheet C4

- A Tree Inventory and Preservation Plan is required. It shall include, at a minimum, species, size (DBH), condition, status (saved or removed), and comments (if removed, state purpose such as general grading, storm water pond, parking lot, etc). It must also include a tabulation of total DBH inches on site, inches removed, and inches saved.
- There is a moderate quality Oak Forest on the adjacent property (cemetery) that extends slightly onto this property. An attempt to preserve these trees should be made. However, if any clearing of oaks is to happen, it shall not occur until after July 15. If prior to this date, an Oak Wilt Management Plan shall be prepared and submitted to the City for review to ensure adequate measures will be implemented to protect from introduction of oak wilt.

Sheet C6

- If silt fence is being used as Tree Save fencing, it must be placed no closer than the dripline of trees being protected.
- Extra precautions shall be implemented to protect the trees within the cemetery.

Sheet C8

- Sod is required within all boulevards (where no sidewalk, the first 10 feet back from curb). Update all plan sheets accordingly.

Sheet L1.1

- There is a thirty-three (33) foot wide access easement leading to the cemetery along the eastern boundary of the property. No plantings shall be located within this easement. Shift all proposed plantings slightly west so that they are outside of this easement.
- Add note to plan sheet stating that any deviation from approved Landscape Plan shall require prior approval of the City.
- Add note to plan sheet stating that plant materials shall be guaranteed for two (2) years.
- Irrigation system shall include rain sensor and some form of water efficient technology, such as a smart controller and/or soil moisture sensor(s).

Review File:

Anderson Dahlen Preliminary Plat Review: Landscaping

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- Update seed mix to MnDOT 33-261, which replaced #310.
- Advisory comment: consider incorporating additional tree and shrub species to boost diversity (not suggesting increasing total number of plantings, just spreading out the proposed number of shrubs and trees between more species).
- All disturbed areas not improved with impervious surfacing (e.g. building, pavement, walkways, etc.) shall receive four (4) inches of topsoil with not more than 35% sand content. Add note to plan sheet.
- Update zoning district to E-2 Employment District. This does not have any impact on required landscaping, but the plan should accurately reflect the actual zoning district.