

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

DATE	MAY 12, 2020	PROJECT ADDRESS	TBD
PROJECT. TITLE	HAMPTON HOMES		
ESCROW #	117171		
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 April 24, 2020:

Sheet C16

- Tree Save Fencing must be shown on all grading sheets. Tree Save Fencing shall be installed no closer to a tree or group of trees than the dripline. There shall be no soil disturbance beyond the Tree Save Fence

Sheet L1

- Update sheet to specify where sod will be installed and any areas where seed is proposed.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street).
- Proposed trees along the western border (density transitioning plantings) need to have some shade tolerance as they will be interspersed with existing tree cover. Consider substituting in other, more shade tolerant species, along this border.
- Labels appear to be missing for the trees planted along the private road. Add labels.

Sheet L2

- Density Transitioning is required along the northern boundary of the site, which is approximately 187 feet in length (requires at least four (4) each of ornamental, evergreen, and overstory trees). Additional plantings must be added to this area.
- There is a small, bold circle next to one of the bur oaks along eastern boundary, what does that represent?
- The Spring Snow Crabapple and two Austrian Pines between the two northern most four-unit buildings should be relocated elsewhere on site. There is a storm sewer line that will run between these two buildings so it would be best to avoid any potential future conflicts with this infrastructure.

Sheet L4

- Four (4) inches of topsoil, with not more than thirty-five percent (35%) sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. buildings, driveways, walkways, etc.), excluding stormwater ponds.
- Irrigation system must include a rain sensor and some form of water efficient technology such as a smart controller. Add this language to Planting Notes.
- Change Plant List to specify minimum shrub size at installation is 24 inches in height or width, depending on species growth characteristics.

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Sheet T2

- Add a legend to clarify what each color within the table represents.
- Add a summary table related to each of the colors that highlights what each category is, how many DBH inches per color, and how many inches will be saved or removed per color.
- It is unclear if invasive species that are not being removed are being excluded from the removal calculation. Only invasive trees that are being removed can be excluded; any proposed to remain on site must be factored in to the tree preservation calculation.