

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

DATE	MARCH 23, 2020	PROJECT ADDRESS	TBD
PROJECT. TITLE	PRESERVE AT NORTHFORK		
ESCROW #	117302		
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 Landscape Plan, prepared by Pioneer Engineering, and Tree Inventory and Preservation Plan, prepared by Sathre-Berquist Inc., both dated March 5, 2020:

Sheet L1

- In-ground irrigation must include a rain sensor and some form of water efficient technology, such as a smart controller and/or soil moisture sensor(s). Add note to Landscape Plan specifying these requirements.
- City requires a 2-year guarantee on all trees/shrubs installed. Amend Landscape Notes accordingly.
- Add a Landscape Note specifying that all disturbed areas not otherwise improved with impervious surfaces (buildings, streets, sidewalks, etc.) shall receive four (4) inches of topsoil containing not more than 35% sand content.
- Add Landscape Note stating that any deviation from the Landscape Plan, including species and size, requires approval of the City *prior* to installation.

Sheets TS-1, 2, 3, 4, & 5

- Due to the amount of tree removal, reforestation is required. Base landscaping requirements are included with the reforestation calculation, but the plan is still deficient 952 inches of additional trees. The proposed Landscape Plan includes 320 newly planted trees (for 84 new residential lots), which is equivalent to almost four (4) new trees per lot. Thus, there does not appear to sufficient space to accommodate additional plantings.
- The Environmental Policy Board (EPB) did review the proposed Landscape Plan and Tree Inventory and Preservation Plan and acknowledged that the existing trees on site were not necessarily considered to be high quality or a desirable native plant community. Their recommendation was that Staff work with the Applicant to capture some financial restitution in lieu of additional plantings.