

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 14, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	RIVERSTONE ADDITION		
ESCROW #	115626		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan, prepared by Carlson McCain and dated March 8, 2017:

The City’s Natural Resources Inventory (NRI) does not identify any natural areas over the roughly ninety (90) acres other than a small segment of an altered/non-native plant community. Furthermore, there is essentially no tree cover on the property other than a small portion in the northwest corner, which will be developed in a later phase of the overall project. Generally speaking, this project would convert agricultural cropland into residential homes and townhomes.



The project is being proposed as a Planned Unit Development (PUD) and includes smaller lot single family homes and townhomes. Traditionally, single family residential lots require two (2) trees per lot. While not every lot has two (2) trees, overall, the project is proposed landscaping in excess of that required by City Code. However, there appears to be a discrepancy in terms of the total number of trees proposed. Sheet L5 notes that 1,003 trees will be planted; however, when adding up quantities in the Overall Landscape Schedule, that totals 758 trees. This needs to be clarified.

The Landscape Plan does include plantings along a berm separating the homes from the railroad tracks, along some of the trails, and within a proposed small, neighborhood park. The Landscape Plan also is providing boulevard trees along all public streets, including Puma St, which is along the rear yard of many lots.

While not shown on the plans, City Staff and the Developer spoke about how the berm would be landscaped with ground cover. Staff has suggested that the berm be finished with a native seed mixture that is pollinator friendly and, in the long term, would require less intensive maintenance than if traditional turf grass were established. The Developer was open to this suggestion.

As proposed, the project includes landscaped medians. While Staff believes that this adds overall value to the project and enhances the streetscape, it will be critical to have Home Owners Association documents clearly specifying maintenance responsibilities. These documents will need to be reviewed and approved by the City.

Note that the proposed landscaping for the berm, along the trails and neighborhood park, as well as in some of the outlots (and even possibly some of the boulevard plantings) will need to be installed as a Stage I Improvement as they are not directly adjacent to a lot. Furthermore, these trees will be subject to a Maintenance Guarantee to ensure their survival for two (2) years after acceptance by the City.

It is anticipated that this overall subdivision will be phased in over a number of years. A greater review of landscaping for the subsequent additions will be conducted when those additions come forward. Similarly, the only tree cover existing is in the northwest corner of the site. At this time, a Tree Inventory is not critical but will need to be provided eventually. Finally, a phasing plan for the development as a whole, along with the landscaping, should be prepared so that there is no misunderstanding as to what landscaping is being installed with each addition of the project.

The Landscaping Plan is generally acceptable with the following required revisions:

Required Sheet Revisions

Sheet L1

- Suggested Plant List needs to be updated with species names.
- Identify proposed vegetation (ground cover) for the berm.
- Add note that no trees shall be planted within the Vision Clearance Triangle as defined in City Code Section 117-348 (g).
- Update label of US Highway NO. 10 & 169 (references 69).

Sheet L2

- Add note/label identifying all trees in center islands/medians and in outlots are to be privately maintained.
- Add note that no trees shall be planted within the Vision Clearance Triangle as defined in City Code Section 117-348 (g).

Sheet L3

- Add note/label identifying all trees in center islands/medians and in outlots are to be privately maintained.
- Add note that no trees shall be planted within the Vision Clearance Triangle as defined in City Code Section 117-348 (g).

Sheet L4

- Add note/label identifying all trees in center islands/medians and in outlots are to be privately maintained.
- Add note that no trees shall be planted within the Vision Clearance Triangle as defined in City Code Section 117-348 (g).

Sheet L5

- Add note/label identifying all trees in center islands/medians and in outlots are to be privately maintained.
- Add note that no trees shall be planted within the Vision Clearance Triangle as defined in City Code Section 117-348 (g).
- Revise Planting Detail to specify that the first set of primary roots shall be at finished grade and to only prune out dead/broken branches at time of planting.
- Topsoil meeting the City's specification shall be required for each lot. Copies of the load tickets shall be provided to the City. A topsoil inspection shall be requested and completed prior to installation of sod.
- No topsoil (or other fill) shall be placed within any wetland or wetland setback area.
- Reconcile the number of trees to be planted with the quantities shown in the Overall Planting Schedule.
- Advisory comment: irrigation system should include some sort of water efficient technology (e.g. soil moisture sensors, ET sensors, smart controller, etc.).