

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

<b>DATE</b>	JULY 12, 2018	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	LAZY DAYS RV		
<b>ESCROW #</b>	116453		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

The proposed project is on what is presently Outlot A, Alpaca Estates 4<sup>th</sup> Addition and includes a plat to create a buildable lot. The property is in the B-2 Highway Business District and the standards from City Code [Section 117-115](#) are applicable. As this property is adjacent to land zoned R-1 Residential (MUSA) to the south, bufferyard plantings are also required (it appears that a combination of additional tree plantings and a six [6] foot tall cedar privacy fence are proposed to satisfy the bufferyard requirements).

We offer the following comments regarding the Landscape Plan, prepared by CivilSite Group and dated July 9, 2018:

**Sheet L1:**

- One tree per fifty (50) lineal feet of site perimeter or one tree per 1,000 square feet of building footprint, whichever is greater, is required. One tree for every ten (10) parking stalls is also required. This results in a total of fifty-three (53) trees required. However, the plantings must be increased by 25% because of the required bufferyard along the south lot line, thus, an additional thirteen (13) trees is required, bringing the total minimum required plantings to sixty-six (66) trees. A minimum of six (6) additional trees must be added to the Plant Schedule and should be conifers.
- One shrub per thirty (30) lineal feet of site perimeter or one shrub per 300 square feet of building footprint, whichever is greater, is required. The building footprint is 29,600, which requires ninety-nine (99) shrubs. The proposed number of shrubs greatly exceeds the minimum required and can be reduced if desired.
- At least twenty-five percent (25%) of the trees shall be coniferous. Update Planting Schedule to include a sufficient number conifers.
- Add Landscape Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. This includes boulevard areas between property boundaries and streets. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Update the Tree Planting Detail to specify that the top 1/3 to 1/2 of the wire basket shall also be removed.

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- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.