

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	AUGUST 16, 2018	PROJECT ADDRESS	TBD
PROJECT. TITLE	BUNKER LAKE INDUSTRIAL PARK LOT 3		
ESCROW #	116486		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The proposed project is on what is presently Outlot A, Bunker Lake Industrial Park Addition and includes a plat to create a buildable lot. The property is in the E-3 Employment District and the standards from City Code [Section 117-124](#) are applicable.

We offer the following comments regarding the Landscape Plan, prepared by Brodsho Consulting and dated July 16, 2018:

Sheet 7:

- 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. Based on the square footage of the building footprint and the number of parking stalls, a total of seventy-one (71) trees required. However, as noted later in this review, reforestation is required and the additional proposed trees will help satisfy that requirement.
- 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 59,200, which requires 197 shrubs. Additional shrubs must be incorporated into the Landscape Plan to comply with this standard.
- Use of seed rather than sod internal to the site is acceptable but does require City Council approval. The proposed seed mix, which consists of several native prairie grasses, is acceptable to City Staff. All boulevard areas shall be finished with sod.

Sheet 8:

- Add Planting 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.

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.
- In-ground irrigation system details must be provided. Note that the system must include some form of water efficient technology (above and beyond standard rain sensor). For example, this could be a smart controller with soil moisture sensors. This must be specified on the plan sheet.
- Update Plant List to specify that shrubs must be 24 inches in size at time of planting (this is in the Planting Notes but should be included in the Plant List too).
- Add tally of total number of new tree inches being planted. Reforestation was required for the overall Bunker Lake Industrial Park due to the amount of tree removal during initial mass grading. The tally will help track progress toward the reforestation requirements.

The Developer and City still need to memorialize an agreement as to how and when the required inches of reforestation will be addressed (due to the removal of all trees that were on the entire property during mass grading). As was discussed at a meeting on November 20, 2017, the preferred approach is to 'assign' a certain number of reforestation inches per acre of remaining land. Our City Attorney is working on drafting this Reforestation Agreement.

Based on the submitted plans, 2,528 inches of new trees are required to satisfy the reforestation standard (again, across the entire forty-five [45] acres). The base landscaping requirements are applied toward the reforestation calculation. Additionally, as was agreed upon, the 'salvaged and donated trees' to the Anoka Conservation District (ACD) are also being credited toward the reforestation requirements. The proposed landscaping for Lots 1 & 2, around the stormwater pond, and the streetscape equal 473 inches of new trees. A total of 532 diameter inches of existing evergreen trees were donated to the ACD for shoreline stabilization projects. Approximately 208 inches of new trees are proposed with this project. Thus, a total of 1,315 inches of reforestation are still required across the Business Park [2,528 existing inches – (473 proposed inches + 532 inches donated to ACD + 208 proposed inches for Building 3) = 1,315 inches]. Ultimately, this agreement requires approval by City Council and shall be recorded against all impacted lands. The remaining reforestation can be satisfied by additional plantings and/or a cash payment equal to \$125 per inch or some combination thereof.