

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

DATE	JUNE 11, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	SUITE LIVING		
ESCROW #	117010		
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 Carlson McCain, dated June 6, 2019:

Sheet L1

- If Japanese Tree Lilac, Black Hills Spruce, and Balsam Fir are not going to be installed (Landscape Legend shows zero quantities for each of these), they should be removed from the Landscape Legend.
- Canopy Cover Calculation is slightly off. Based on data from Sheet C3, the calculation should be $0.38 \times 57,404 = 21,814$ square feet of required canopy cover. Update accordingly.
- Based on Canopy Cover Calculation, additional plantings are required and should be in the form of shade trees.
- Under City of Ramsey Requested Notes, #4 can be eliminated as it does not apply to this project; also, notes #5 and #9 should be modified as load tickets are no longer required.
- Site is adjacent to an existing R-2 Residential (Medium Density) neighborhood and therefore a thirty (30) foot wide bufferyard, with an additional 10% of plantings is required. This equates to an additional 2,181 sq. ft. of plantings, which must be within the thirty (30) foot bufferyard area, and shall consist of evergreen trees.
- Within the boulevard/right-of-way area, sod is required. Revise the plan accordingly.
- Use of seed anywhere else on the project site requires approval of the City Council. Staff does not object to this, but would encourage the use of sod up to the internal walkway along 139th Lane.
- Shift two of the Honeylocusts in the southeast corner of the property out into the boulevard to continue the pattern of boulevard trees along 139th Lane.

Sheet L2

- If Dwarf Bush Honeysuckle and Dwarf Blue Artic Willow are not going to be installed (Landscape Legend shows zero quantities for each of these), they should be removed from the Landscape Legend.
- The total square footage of proposed canopy cover for shrubs is 1,142, not 1,262. Update sheet accordingly.
- Installation height of shrubs shall be 24 inches. Update Landscape Legend accordingly.