

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

DATE	MAY 14, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	DELTAMOD TECH		
ESCROW #	116925		
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 Anderson Engineering of Minnesota, LLC and HTG Architects, dated May 2, 2019:

Sheet C1

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard. Note that this will also be required for the southern-most Future Commercial/Industrial lot that is adjacent to existing residential.

Sheet C2

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard.

Sheet C3

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard. Reconcile the parking stall counts as it appears based on the individual stall counts there are 276 total parking spaces, but the labels appear to indicate 291 parking stalls.

Sheet L1

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard.
- The Landscape Calculations Table appears to be missing the required parking lot landscaping info. Based on the proposed parking (276), an additional twenty-eight (28) trees are required. However, the plan already includes plantings within islands in the parking lot, as well as within the area planned for future expansion. It is Staff's opinion is that the site is sufficiently landscaped as proposed.
- Also, the Bufferyard plantings need to be based on the required landscaping for the site (163 trees x 30% and 545 shrubs x 30%), which would mean an additional forty-nine (49) trees and 163 shrubs. Staff does acknowledge that, due to the relatively short distance of the common boundary with residential land, it is unrealistic to add that many plantings. However, there is room for some additional plantings within the bufferyard area, which will aid in better screening and buffering the proposed facility from the existing residential. The current plan does not include

any shrubs within the bufferyard and only thirteen (13) trees along the 370 feet of common boundary.

Sheet L2

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard.
- Shrubs must be 24 inches in height (or width, depending on growth characteristics) at time of installation. Update Plant Schedule to specify required shrub size.
- Use of seed rather than sod does require City Council approval.
- All disturbed areas not improved with impervious surfacing (e.g. building, pavement, walkways, etc.) shall receive four (4) inches of topsoil with not more than 35% sand content.
- Consider shifting some of the proposed trees from elsewhere on site to the common lot line with the existing residential parcel to provide additional screening.