

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

DATE	JUNE 12, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	RAMSEY STORAGE CENTER		
ESCROW #	116999		
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 Landform and Mohagen Hansen, dated June 6, 2019:

Sheet C7.1

- Topsoil specification has been amended and now simply requires topsoil with not more than thirty-five percent (35%) sand content.

Sheet L1.1

- The note referring to Tree Protection Fence in the northwest corner of the site is not pointing to anything. Adjust accordingly. Also, add the Tree Protection Fence symbol to the legend on this plan sheet.
- It appears that a number of existing trees just south of the building and fire lane are now slated to be preserved. If so, Tree Protection Fence must be installed no closer than the dripline of these trees and it must be added to this plan sheet.

Sheet L2.1

- Landscape Note #12 states that 14'-18' Norway Spruce or White Spruce will be spaded onto the site in various locations. Staff does not object to this but that was originally proposed by the previous developer. Since the project was sold, this needs to be confirmed with the new developer. If this is still accurate, no additional revisions are necessary. If not, this note should be eliminated and the plan sheet(s) shall be updated accordingly.
- Based on building footprint (41,180 square feet) and site perimeter (1937.38 feet), the minimum required number of trees for the base landscaping requirement is 41.
- Based on building footprint (41,180 square feet) and site perimeter (1937.38 feet), the shrub calculation must be updated to 137 shrubs (41,180/300=137). Also, the bufferyard calculation must also be updated accordingly (137x0.30=41 bufferyard shrubs).
- The City's topsoil requirement has been revised and no longer requires the 'Premium Topsoil' but rather simply needs to consist of topsoil with not more than 35% sand content (this is an advisory comment only).
- If an irrigation system is to be installed, notes must be added to the plan stating that the irrigation system requires a permit from the City and it must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller.
- More than a single species of shrub should be incorporated into the Landscape Schedule to help reduce losses due to pests and/or pathogens.

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- Shrubs must be added to the bufferyard to enhance screening between existing residential uses and the proposed industrial use. This should include a mixture of larger deciduous and coniferous shrubs.
- Relocate some of the proposed shrubs around the stormwater pond to the bufferyard to assist and enhance screening between the two differing uses.
- Relocate the Harvest Gold Linden and Sienna Glen Maple from the northwest corner of the site into the bufferyard to additional screening (currently, they are interspersed amongst some existing trees being saved).