

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

DATE	DECEMBER 11, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	DC TOWNHOMES (GARDEN VIEW VILLAS)		
ESCROW #	117177		
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 dated December 2, 2019:

Sheet L1

- Based on the Canopy Cover Formula, 80,986 square feet of canopy cover is required. The proposed landscaping equates to 75,230 square feet of canopy cover. Additional plantings must be incorporated to comply with the minimum planting requirements.
- Greater diversity of species should be incorporated into the Plant Schedule. At least one other genus (preferably two or more) shall be incorporated to protect against threats such as Oak Wilt.
- There is an existing boulevard along 147th Lane that is sufficiently wide enough to accommodate shade trees. There are one or two existing trees along this stretch of boulevard and from an aesthetic perspective, adding some boulevard plantings would enhance the ‘curb appeal’ of this project.
- Under Landscape Requirements, adjust text so that the quantities are properly aligned and add note to specify that separate plantings are required for Density Transitioning.
- Density Transitioning is required along the northern boundary of the project, spanning from the western boundary to the wetland. The Planning Commission was supportive of a reduced buffer width, but plantings, separate from the base landscaping requirements determined by the Canopy Cover Formula, are required. Plantings shall consist of eight (8) overstory trees, eight (8) evergreen trees, and eight (8) understory trees per 100 feet of common boundary line (approximately 550 feet in length). **Staff is seeking policy direction if a reduction in planting for density transitioning purposes is appropriate given previous direction to reduce the buffer width. Staff does believe some degree of additional plantings is appropriate.**
- Revise Plant Schedule to specify that shrub size at installation shall be at least 24 inches in height.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street).
- Four (4) inches of topsoil, with no more than 35% sand content, is required across all disturbed areas not otherwise improved with impervious surfacing.
- Specify if an in-ground irrigation system will be installed. If so, a permit is required and the system must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller, soil moisture sensor, etc.
- At least forty percent (40%) of existing, significant tree inches must be preserved onsite. If removals exceed this threshold, reforestation at a rate of 1.25 inches for every 1 inch removed over the threshold, or \$125 per 1 inch removed over the threshold, or some combination thereof, shall be provided.
- Tree Preservation data must be updated. Please add tallies for:

Review File:

DC Townhomes (Garden View Villas): Landscaping and Tree Preservation

Page 2 of 2

- Total Significant Tree inches on site;
 - Proposed Significant Tree inches to be preserved;
 - Proposed Significant Tree inches to be removed;
 - Invasive Species total inches (this can be excluded from removal threshold calculation);
 - Add comments as to why each tree is being removed (e.g. for stormwater pond, general grading, etc.) as certain removals may be eligible for exclusion from removal threshold calculation.
- Use of a native landscape, while typically supported by Staff, does not seem appropriate as proposed, especially the narrow strip along 147th Lane. Modify the Landscape Plan to either eliminate the use of the native seed mix or to identify one or two larger, contiguous areas to establish the native landscape. Additionally, a management plan for this native landscape must be provided to the City for review and ultimately to the HOA for long term guidance on maintenance.