

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

DATE	MAY 12, 2020	PROJECT ADDRESS	TBD
PROJECT. TITLE	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 Landscape and Tree Preservation Plans, prepared by Landform and dated May 4, 2020:

Sheet L1

- Sod is required within all boulevard areas.
- Use of seed elsewhere in project area requires City Council approval.
- There is a Yellow Birch that needs to be shifted outside the wetland setback area. There is to be no disturbance within the wetland setback.
- The Canopy Cover Calculation may need to be updated. It should not include the outlot area nor the portion of the site 'set aside' for possible future development. If those areas are included in the calculation, please omit and recalculate.
- Add column to Plant Schedule for total square footage per species.
- The General Note stating that builders are responsible for the landscaping must be amended. Trees within the front yard and boulevard area can be planted by individual builders, but perimeter plantings (including rear yards and side yards for certain lots) shall be the responsibility of the developer. The plantings per lot vary too greatly, which will create confusion for individual buildings (unless there will be a single, exclusive builder for the entire project).
- Developer shall also be responsible for any plantings within the outlot.
- A DED resistant cultivar of American Elm should be used.