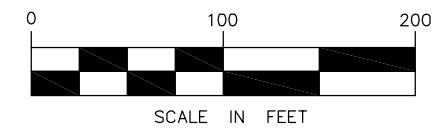
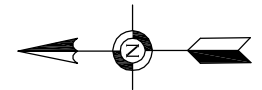


# LANDSCAPE PLAN

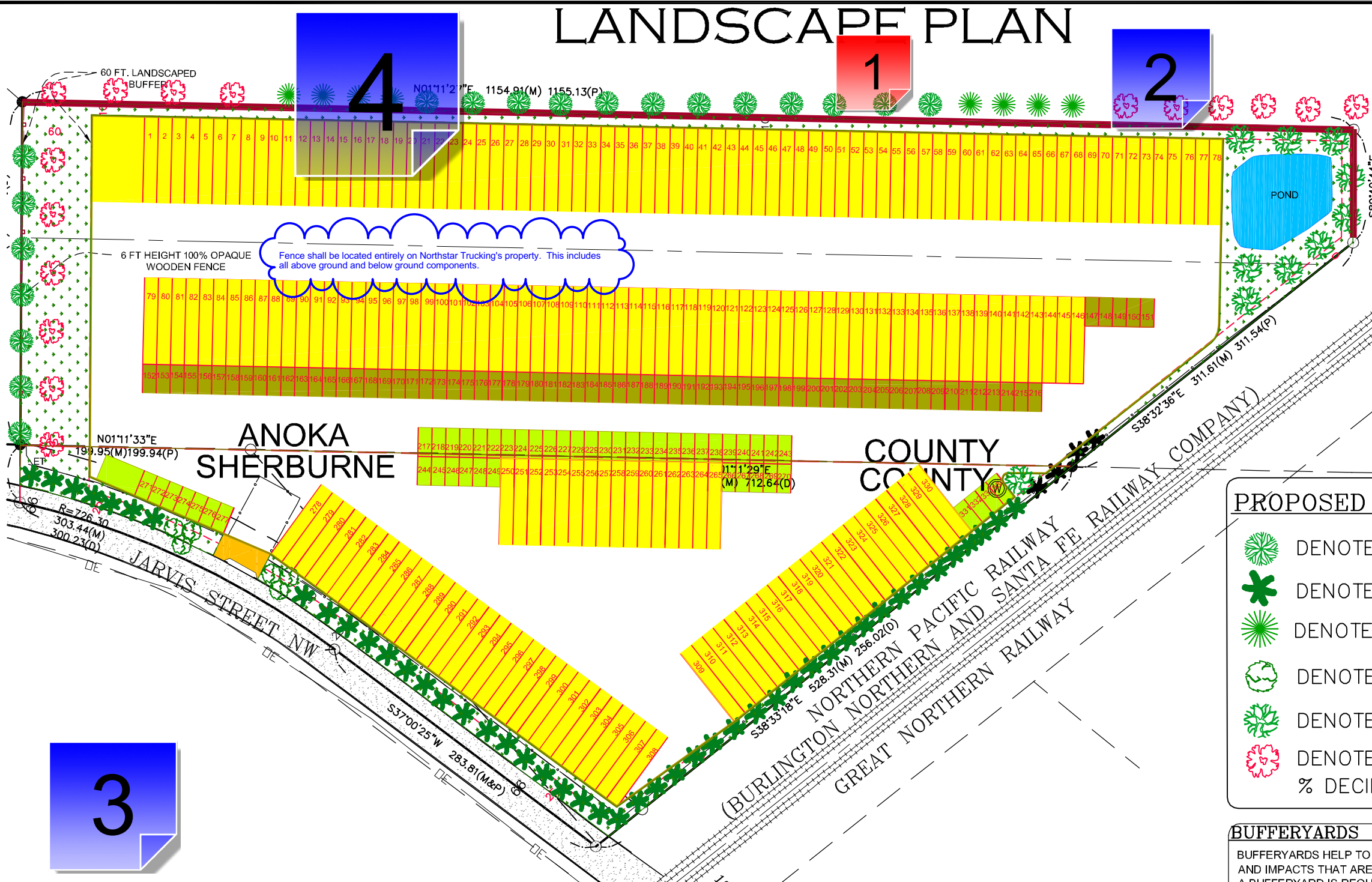


**PROPOSED LEGEND**

	DENOTES PROPOSED BITUMINOUS SURFACE
	DENOTES PROPOSED CONCRETE SURFACE
	DENOTES PROPOSED PARKING STALLS 75X12
	DENOTES PROPOSED PARKING STALLS 25X12
	DENOTES PROPOSED CONCRETE 1 FOOT CURB
	DENOTES PROPOSED GRASS (SHALL BE SEED)
	DENOTES PROPOSED 1 FOOT GUTTER
	DENOTES PROPOSED POND

**PROPOSED LEGEND TREES, BUSHES, SHRUBS**

	DENOTES GREEN GIANT ARBORVITAE TREE	19
	DENOTES MEDORA JUNIPER THUJA	46
	DENOTES BRANDON ARBORVITAE SHRUBS	8
	DENOTES SMOOTH HYDRANGEA BUSHES	6
	DENOTES RIVER BIRCH	10
	DENOTES RED MAPLE	16
	% DECIDUOUS	30%



**PLANTING REQUIREMENTS (CITY OF RAMSEY)**

PLANTING TYPE	REQUIREMENTS	LF/NO. STALLS	QUANTITY
TREES (NORTH)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	297	6
TREES (EAST)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	1155	23
SHRUB (NORTH)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	297	10
SHRUB (EAST)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	1155	38
TREES	ONE TREE PER EVERY 10 PARKING SPACES	243	25
TREES TOTAL			54
SHRUB TOTAL			48
SHRUB /TREE TOTAL			102

**PARKING LOT LANDSCAPING REQUIREMENTS (CITY OF RAMSEY)**

ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS IN AN EFFORT TO SHADE PARKING SURFACES AND PROVIDE VISUAL RELIEF. THE PLANTING SCHEDULE IS ESTABLISHED TO PROVIDE AN ACCEPTABLE NUMBER OF PLANTINGS THAT MAY BE PLANTED IN REGULAR SYMMETRICAL PATTERNS OR IRREGULAR CLUSTERS OR GROUPINGS. PLANTINGS ARE REQUIRED AT THE FOLLOWING MINIMUM SCHEDULE AND ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT:

- ONE TREE PER EVERY TEN PARKING SPACES.
- EVERY OVERSTORY TREE PLANTING SHALL BE PROVIDED WITH A PLANTING AREA OF AT LEAST 162 SQUARE FEET (EQUIVALENT OF A NINE FOOT BY 18 FOOT PARKING STALL).
- ACCEPTABLE GROUND COVER MATERIALS INCLUDE SOD, MULCH, AND OTHER NATURAL GROUND COVER. LANDSCAPING ROCK AND PLASTIC UNDERLAYMENT IS PROHIBITED IN PLANTING ISLANDS.

**BUFFERYARDS (CITY OF RAMSEY)**

BUFFERYARDS HELP TO ACHIEVE SCREENING BETWEEN DIFFERING USES WITH VARIED INTENSITIES AND IMPACTS THAT ARE NOT ALWAYS COMPLEMENTARY WHEN ADJACENT TO ONE ANOTHER. WHEN A BUFFERYARD IS REQUIRED, THE YARD SPACE AND PLANTING REQUIREMENTS ARE NOT TO BE REDUCED FOR OTHER PURPOSES SUCH AS FUTURE PARKING AND DRIVEWAYS, BUILDING EXPANSIONS, OR OTHER ACTIVITIES THAT ARE NOT IN KEEPING WITH THE PURPOSES OF BUFFERING AND SCREENING.

- BUFFERYARDS ARE INTENDED TO PROVIDE ADDITIONAL SCREENING OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. THE FOLLOWING TABLE DETAILS THE WIDTH OF THE BUFFERYARD ALONG THE COMMON ADJACENT PROPERTY LINE. AN ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS IS REQUIRED IN THE BUFFERYARD. THE TABLE BELOW OUTLINES THE MINIMUM REQUIRED ADDITIONAL PLANTINGS, EXPRESSED AS A PERCENTAGE OF THE TOTAL REQUIRED SITE LANDSCAPING (THE PERCENTAGE IS APPLIED TO THE TOTAL NUMBER OF TREES AND SHRUBS FOR THE PROPOSED DEVELOPMENT).
- AS AN ALTERNATIVE METHOD FOR SCREENING WITHIN THE BUFFERYARD, FENCES THAT ARE 100 PERCENT OPAQUE MAY BE USED TO MITIGATE THE IMPACTS OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. WHEN A FENCE IS USED FOR SCREENING PURPOSES, THE BUFFERYARD PLANTING REQUIREMENTS MAY BE REDUCED BY 50 PERCENT FROM THE STATED MINIMUM REQUIREMENT.

### 1 - Changemark note #01 TL

Status as of 01/02/2025 11:58 AM

Type: Action

State: For Discussion

Created by: Todd Larson  
On: 01/02/2025 11:58 AM  
Type: Action  
State: For Discussion

The trees need to be on your property.

----- 0 Replies -----

### 2 - Tree Location

Created by: Chris Anderson  
On: 01/06/2025 09:37 AM

If the trees are to be planted on the top of the berm, which would be on the adjacent golf course property, we need to receive a copy of the golf courses written permission to install trees on their property (not just the letter that was sent to the golf course).

----- 0 Replies -----

### 3 - Planting Requirements - Ramsey

Created by: Chris Anderson  
On: 01/07/2025 12:01 PM

Planting requirements are to be based on the canopy cover formula, since the proposed use is more of an industrial use rather than a business use.

Site Area = ~320,387 sq. ft.  
Impervious Area = ~273,042 sq. ft.  
Pervious Area = ~47,345 sq. ft.

Canopy Cover Formula = (Impervious Area / Site Area) x Pervious Area = 40,243 sq. ft. of canopy required.

Red Maple = 552 sq. ft. x 16 trees = 8,832 sq. ft.  
River Birch = 415 sq. ft. x 10 trees = 4,150 sq. ft.  
Green Giant & Brandon Arborvitae = 66 sq. ft. x 27 shrubs = 1,782 sq. ft.  
Total plantings in Ramsey = 14,764 sq. ft.

If you add 7 more trees (either American Elm, Bur Oak, or White Oak, or some combination of these species, that would be an additional 27,370 sq. ft. of canopy cover, bringing the total on the Ramsey side to 42,134 sq. ft. And, if just a couple more shrubs were added (either the brandon arborvitae or green giant arborvitae), the site would meet the minimum canopy cover requirement.

Bufferyard: an additional 15% of canopy cover (equal to or greater than 6,320 sq. ft.) shall be provided in the bufferyard (this would normally be 30%, but the inclusion of the privacy fence reduces the additional plantings in half). Again, this could be accomplished by adding just 2 additional trees, if they are either American Elm, Bur Oak, or White (each of these species is assigned a canopy cover number of 3,910 sq. ft.).

----- 0 Replies -----

#### 4 - Spacing

Created by: Chris Anderson  
On: 01/07/2025 12:56 PM

If space is limiting in terms of fitting additional plantings on the site, the spacing between arborvitaes could be reduced to fit in additiional deciduous trees.

----- 0 Replies -----

#### 5 - Planting Size

Created by: Chris Anderson  
On: 01/07/2025 12:57 PM

The following are the minimum planting sizes at time of installation:

- Deciduous Overstory Trees: 2" caliper
- Evergreen Trees: 6 feet in height
- Ornamental Trees: 1.5" caliper
- Shrubs: 24 inches in height or width (depending on growth characteristics)

----- 0 Replies -----