

# MEMORANDUM

DATE December 3, 2010  
 TO City of Ramsey – Tim Gladhill, Associate Planner  
 CC Flaherty and Collins – Jesse Fisher; UrbanWorks Architecture – David Stahl  
 FROM Dan Hughes, PE  
 RE The Residence at The COR – Second response to 10/28/10 Preliminary Site Plan Review

This memo is being drafted to address the comments outlined in the October 28, 2010 (Revised November 17, 2010) letter as presented by City of Ramsey staff. In a previous memorandum dated November 18<sup>th</sup> several comments were addressed and plans revised accordingly. In the interest of completeness, I have included these comments addressed earlier. Regarding the comments themselves, I will state the subject of the comment, reference the page number from the comment letter, followed by our response.

**Planning and Zoning:**

*Lot coverage / Floor Area Ratio (p.2)*

The F.A.R. calculation has been added to the C2.1 sheet.

*Sidewalks (p.2)*

Sidewalks along Civic Center Drive associated with the project have been revised to 5' wide and include a 6' boulevard. Sidewalks along Sunwood are shown as 10' wide.

*Architectural standards (p.2)*

Additional architectural elevations are included showing all sides of the new apartment building including courtyard and alley side elevations.

*Building height (p.3)*

An exhibit/section is included showing the height of the new apartment building relative to the parking ramp.

*Waste storage (p.3)*

A narrative outlining the details/specifics of the trash enclosure rooms is included.

*Alleyway access (p.3)*

The Applicant has worked closely with staff to refine the design in this area. As mentioned in the November 18th memo, it is also our understanding that discussions are underway exploring a potential connection between this alleyway and the adjacent parking structure. We have included revisions to the alleyway on our plans as well as two exhibits illustrating truck access and vehicle/pedestrian routes through the alleyway and ramp.

**Landscape Architecture:**

*Civic Center Drive boulevard (p.4)*

Sod and eleven Swamp White Oaks (at 35' spacing) are now proposed for the boulevard along Civic Center Drive.

*Impacted plantings along Sunwood Drive (p.5)*

We have added a note to our plans directing the Contractor to coordinate with the City of Ramsey on any plant materials that may be relocated.

*Street tree clearance (p.5)*

We have added a note to our plans stating that all street trees, as well as trees located interior to the site but adjacent to the public sidewalk must have a minimum clear trunk height of seven feet.

*Topsoil (p.5)*

We have added a note to our plans requiring that a minimum of 6" of topsoil meeting MnDOT's specification for Premium Topsoil Borrow be installed over all non-paved disturbed areas.

*Planting details / specifications (p.5)*

We have included planting details in the revised drawings. Please see sheet L7.1.

*Please consider alternatives to Burgundy Carousel Barberry (p.5)*

We have removed the Burgundy Carousel Barberry from our plans.

*The landscape plan should include planting / landscaping with the courtyard area (p.5)*

We have shown a separate planting schedule for the courtyard area.

**Engineering Review:**

*Additional information is required regarding the sizing of the Aqua Swirl structures (p.6)*

Additional details have been added to the plans addressing all storm water treatment structures. Additionally, these structures are discussed in the drainage narrative and calculations.

*Storm Water Overflow Routes (p.6)*

The grading, drainage, and erosion control plan has been revised to increase the freeboard between the garage floors and the subcatchment emergency overflows to 12" and to indicate the points of emergency overflow on the plans. We have coordinated with City Staff to integrate the storm water model for this project into the overall storm water model for The COR to insure proper storm water routing and overflow protection.

*Interior Courtyard Drainage (p.6)*

A 15" storm sewer stub is now shown connecting the interior courtyard to the storm sewer system near the southwest corner of the building. Area drains are also shown within the courtyard area to accommodate storm water runoff.

*Please explain how the proposed storm sewer connections will be made to the existing system (p.6)*

As of the latest plans, the existing structures appear to be adequately sized to accommodate the new connections. In the case of concrete pipe, the connections will be grouted, in the case of PVC a rubber boot will be used.

*The rock construction entrance should be relocated to Civic Center Drive (p.7)*

Construction entrances have been moved to Civic Center Drive for the western entrance. We believe the eastern entrance will be needed from Sunwood to access the portion of the project adjacent to the parking ramp and have therefore retained that entrance.

*Erosion Control Notes (p.7)*

The three erosion control notes listed have been added to the plan set.

*Add construction details for all infrastructure proposed (p.7)*

Detail sheets have been added to the plan set showing proposed construction details.

*Utilities (p.7)*

A grease trap has been added to the plans to accommodate the proposed restaurant use.

Please contact me at 612.638.0254 or via email at [dhughes@landform.net](mailto:dhughes@landform.net) if you have any comments, concerns, or require additional information. We look forward to continuing our relationship with the City of Ramsey as this project progresses toward completion and respectfully request placement on the agenda for the December 14, 2010 City Council meeting.