

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

<b>DATE</b>	DECEMBER 13, 2017	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	AFFINITY AT RAMSEY		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in [Table 3](#) of the Sub-District Framework – COR1 Mixed Use Core in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Landscape Plan, prepared by Civil Site Group and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated December 6, 2017, as it relates to The COR Design Framework:

**Sheet C2.0:**

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.

**Sheet L1.0:**

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Heritage Oak is only hardy to zone 5. Replace with a more location appropriate species. If oak is desired, Bicolor Oak would be recommended.
- Amur Maple is a prohibited species and must be replaced. Please refer to the [Ramsey Tree Book](#) for potential alternative species.

- Mountain Frost Pear is an uncommon species and may prove challenging to obtain. An alternative species should be contemplated.
- Japanese Barberry is a prohibited shrub species and both proposed varieties must be replaced with an alternative species.
- Four (4) inches of topsoil meeting the City's specification shall be applied to all disturbed areas, **including boulevards**, not otherwise improved with impervious surfaces (building, parking lot, walkways, etc.).
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moisture sensor(s), smart controller, ET sensor, etc.
- Scale appears to be 1" = 40' but is labeled as 1" = 20', please correct.
- There are a number of instances where text is not legible, please adjust to ensure that text is not overlapped with other text or lines.
- The City requires a two (2) year warranty period from the date that the City accepts the plantings as installed per the approved landscaping plan.
- A 'Pre-Planting' meeting with City Staff shall occur onsite, prior to any installation of boulevard trees. Contractor shall contact the City at least forty-eight (48) hours in advance to schedule this meeting.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Once the Landscape Plan is approved by the City, there shall be no modifications to the Plant Schedule without first obtaining approval of the City.

**Sheet L1.1:**

- Only prune out dead/broken/misshapen branches.
- Boulevard trees shall not have branching beginning at a height less than six (6) feet from grade.
- Boulevard areas shall be irrigated as well.
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moisture sensor(s), smart controller, ET sensor, etc.