

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 31, 2018; REVISED JUNE 20, 2018	PROJECT ADDRESS	TBD
PROJECT. TITLE	COTTAGES AT THE COR		
ESCROW #	116188		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

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 6 of the Sub-District Framework – COR4 Neighborhood in The COR Design Framework.

The following corrections are required to the Landscape Plan and the Tree Inventory and Preservation Plan:

Landscape Plan

- New sidewalks and new boulevard areas shall have a width of six (6) feet along all local roads. These shall be clearly labeled on plan sheets. However, if tying in to an existing sidewalk, it is acceptable to match the existing width.
- Deciduous trees shall be planted with the boulevards of local roads. Acceptable tree species are outlined in [The COR Design Framework](#).
- Trees along local roads shall be spaced thirty-five (35) feet on-center, adjust as needed to avoid conflicts with driveways, street lights, hydrants, and the [Vision Clearance Triangle](#).
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- A Tree Installation Detail shall be included with the Landscape Plan and shall specify, among other things, that the first set of primary roots shall be at finished grade.
- Boulevard trees shall have branching beginning no lower than six (6) feet above grade.
- Add note stating that any deviation from the approved Planting Schedule shall require approval of the City prior to installation.
- Any proposed shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting.

Tree Inventory and Preservation Plan (Sheet TP1)

- Revise the Tree Removal/Replacement Summary information as there will be no infiltration occurring on site. This impacts the number of inches shown as exempt from removal threshold and impacts the number of required reforestation inches.

- **ADVISORY COMMENT:** The City's Environmental Policy Board had hoped that the existing evergreens in the northeast corner of the site could be preserved if at all possible. This would help provide some screening of headlights and noise from the adjacent intersection.