

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 31, 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 submittal is deficient of a Landscape Plan and corrections are required on the Tree Inventory and Preservation Plan. A Landscape Plan must be submitted for review and compliance with The COR Design Framework prior to scheduling review of the Preliminary Plat by City Council. The following elements shall be addressed in the Landscape Plan and the following corrections are required on the Tree Inventory and Preservation Plan:

Landscape Plan

- Sidewalk width and boulevard width shall be six (6) feet along all local roads. These shall be clearly labeled on plan sheets.
- Along Arterial Roads (Bunker Lake Blvd and Ramsey Blvd), boulevards are not required and sidewalk width shall be ten (10) feet. However, since there is existing sidewalks that will be connected to along both streets, sidewalk width shall match the preexisting condition.
- 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](#).
- All areas, including boulevards and other pervious areas within the rights-of-way, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City’s topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- 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 a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.
- 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.
- If an in-ground irrigation system is installed, it must include *both* a rain sensor and a water efficient technology such as a smart controller, soil moisture sensor(s), ET sensor, etc. and shall be noted on the plan set.

Tree Inventory and Preservation Plan (Sheet TP1)

- Inventory of all existing Significant Trees, which are defined as any oak or evergreen that has a Diameter at Breast Height (DBH) of four (4) inches or greater and any other deciduous tree with a DBH of eight (8) inches or greater.
- Inventory (table) shall include common and scientific name, condition, whether the tree is being preserved or removed, and if removed, indicate the reason (e.g. storm water pond, general grading, etc.).
- Each Significant Tree shall be individually tagged and shall be shown on the Tree Preservation Plan as well as on the Grading Plan.
- 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.
- Revise plan to specify actual species (e.g. cannot simply state elm or ash, must identify individual species (e.g. Siberian elm, green ash, etc.).
- Under Tree Removal/Replacement Summary, revise to state that forty percent (40%) of trees must be preserved (up to 60% of significant trees can be removed).