

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 12, 2018	PROJECT ADDRESS	6710 HIGHWAY 10 NW
PROJECT. TITLE	STERLING TROPHY		
ESCROW #	116452		
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 proposed project is on the property located at 6710 Highway 10 NW and is currently owned by the City. The property is in the B-2 Highway Business District and the standards from City Code [Section 117-115](#) are applicable. We offer the following comments regarding the Landscape Plan, prepared by Lampert Architects and dated June 28, 2018:

Sheet L1:

- One tree per fifty (50) lineal feet of site perimeter or one tree per 1,000 square feet of building footprint, whichever is greater, is required. One tree for every ten (10) parking stalls is also required. The site perimeter is approximately 936 feet and there are twelve (12) proposed parking stalls, requiring nineteen (19) total trees. An additional fourteen (14) trees must be added to the plan.
- Existing trees remaining MAY qualify for credit toward landscaping requirements depending on the species. Please provide this information if credit is sought.
- One shrub per thirty (30) lineal feet of site perimeter or one shrub per 300 square feet of building footprint, whichever is greater, is required. The site perimeter is approximately 936 feet, requiring thirty-one (31) shrubs. An additional nine (9) shrubs must be added to the plan.
- Shrub size at time of installation shall be at least twenty-four (24) inches in height. Update Planting Schedule to reflect this minimum size requirement.
- At least twenty-five percent (25%) of the trees shall be coniferous. Update Planting Schedule to include a sufficient number conifers.
- Conifers shall be at least six (6) feet in height.
- Signage is reviewed under separate sign application. Note that sign height is limited to twenty-five (25) feet and sign area is limited to 100 square feet.
- Add Landscape Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. This includes boulevard areas between property boundaries and streets. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Update the Tree Planting Detail to specify that the first set of primary roots shall be at finished grade.

Review File: Sterling Trophy
Landscape Review
July 12, 2018
Page 2 of 2

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.