

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

DATE	JUNE 26, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	ARMSTRONG RETAIL		
ESCROW #	117012		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson, dated May 24, 2019 and Lampert Architects, dated April 3, 2019:

Sheet A1

- A separate Permanent Sign Permit is required for the proposed ground/pylon sign. Note that a Conditional Use Permit may also be required depending on the proposed dimensions (height and square footage).
- Keep the pylon sign outside of all drainage and utility easements.

Sheet 6 (Paving Plan)

- Extend sidewalk adjacent to Armstrong Blvd north to connect with existing pedestrian ramp.

Sheet 7 (Grading and Drainage Plan)

- Tree Save Fencing needs to be added to this plan sheet (and all other applicable sheets) around the line of trees along the southern boundary that are proposed to be preserved. Tree Save Fencing shall be placed no closer than the dripline of trees and no activity shall occur within this area.

Sheet 11 (Landscape Plan)

- Add note to plan sheet identifying the plantings that will occur with the future phase.
- The boulevard area along the Extend sod line along the 146th Ave cul-de-sac bulb shall be sodded. Extend the proposed sod accordingly.
- The boulevard area along 147th Ave that will be created with the installation of a concrete sidewalk shall be finished with four (4) inches of topsoil and sod. Modify the plan sheet accordingly.

Sheet 12 (Landscape Schedule and Details)

- Update Planting Notes to specify that a permit is required for the in-ground irrigation system.
- Update Required Plant Materials to include parking lot landscaping (1 tree per every 10 parking stalls). Based on the site perimeter calculation and proposed parking stalls (53), a total of 23 trees are required.
- Update Required Plant Materials to clarify that the total required shrubs is fifty-one (51), not 31.
- Update Plant List to specify that the size of shrubs shall be twenty-four (24) inches. While this is addressed in the Planting Notes, the Plant List shall also be updated to reflect the minimum size as well.