

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	3/27/15	PROJECT ADDRESS	TBD
PROJECT. TITLE	SUNWOOD VILLAGE		
ESCROW #	114596		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan prepared by Loucks Associates and dated March 3, 2015:

- Proposed species are generally acceptable with the exception of Burgundy Carousel Barberry. This is a cultivar of Japanese Barberry, which is on the City's list of prohibited species. *Please replace this species with an alternative.*
- The width of the boulevard area along Veterans Drive should be widened to match the boulevard area east of the parking ramp (four [4] feet). While the [COR Design Framework](#) identifies a six (6) foot wide boulevard along Connector Streets, the proposed boulevard trees are located on the back side of the sidewalk and thus, the additional width is not necessary.
- The boulevard area must be finished with sod and the developer (and eventually the management company) shall be responsible for its establishment (e.g. watering).
- Plan should identify a unique symbol for each shrub species proposed and add the species labels to the plan as well.
- Planting details/specifications shall be updated to include:
 - Removal of upper portion of wire basket and burlap after being placed in planting hole
- The plan must be revised to identify turf establishment with sod. The notes refer to both sod and seed but there is no legend or labels to determine which is being used and where. Please note that any alternative to the sod requirement requires City Council approval.
- Upon acceptance of landscaping by City, a two (2) year maintenance guarantee is required to ensure survival of plantings.
- Any damage to existing streetscape elements (plants, trees, irrigation, etc.) along Sunwood Drive will need to be repaired and/or replaced. All plan sheets should include this note so that contractors are aware of this.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil

specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy. *Please update the Landscape Installation Notes to include this requirement.*

Please submit a revised landscaping plan that addresses these matters.

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Best Management Practices (BMPs): There are a couple BMPs proposed with this project. First, satisfy the Lower Rum River Water Management Organization's (LRRWMO) infiltration requirement, the project proposes to capture the first one (1) inch of rainfall from the site with an underground cistern. However, since the project site is within a 10-year capture zone of one of the community wells where infiltration is not permitted, the captured runoff will be used for irrigation purposes onsite. The second BMP proposed is the use of a tree trench. This essentially is a lined trench that will also be used to store stormwater runoff for uptake by trees and other vegetation. Both BMPs have overflow measures built in that allow runoff from larger events to be routed through to the existing stormwater sewer system.