

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

<b>DATE</b>	SEPTEMBER 24, 2018	<b>PROJECT ADDRESS</b>	9500 156 <sup>TH</sup> AVE NW
<b>PROJECT. TITLE</b>	RAIN FOR RENT EXPANSION		
<b>ESCROW #</b>	116593		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the Rain for Rent Expansion Plans, prepared by Loucks and dated September 6, 2018:

**Required Sheet Revisions**

**Sheet L1**

- City requires a two (2) year warranty on plant materials. After the 2-year period, developer responsible for requesting landscape inspection to verify survival of all plantings. Any trees/shrubs that did not survive, or are not in a healthy condition, shall be replaced before the Landscape Maintenance Surety is released.
- Minimum shrub size at time of planting shall be twenty-four (24) inches. Update Plant Schedule to specify plant size (not just container size).
- Update Plan Sheet to include Tree Planting Detail and Shrub Planting Detail.
- Tree Planting Detail shall specify that the “first set of primary roots shall be at finished grade” and that the top 1/3 of wire basket, twine, and burlap shall be removed.
- Provide more specifics on both seed mixes. What are they? Application rate and method? Etc.