





Changemarks Report






Project Name: 19-147 BK Properties, The Preserve at Northfork

Workflow Started: 03/05/2020 1:40 PM

Report Generated: 03/24/2020 11:55 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		3-PP.pdf	EM 3.24	Changemark #01	Property width to be measured at the front yard setback on both side of the proposed lots. Revise property width to show it still adheres to 80' lot width.	03/24/2020 11:08 AM	Chloe McGuire Brigl	
1	False	Unresolved	City Planner		3-PP.pdf	EM	Changemark #01	Adjust linework to show measure to/from points for lot width on Lot 21.	03/24/2020 9:49 AM	Chloe McGuire Brigl	
1	False	Unresolved	Environmental Review		10-TS-5.pdf	CA	Reforestation or Restitution	Due to the amount of removals, reforestation or restitution is required. The City's Environmental Policy Board did acknowledge that the site mostly contains less then desirable species and recommended to focus on quality rather than quantity. Rather than attempt to add yet more plantings to the site, the Developer will be responsible for a contribution to the City's Community Forestry Fund for planting elsewhere in the community.	03/23/2020 12:55 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Guarantee	City requires a 2-year guarantee on all planted materials.	03/23/2020 12:52 PM	Chris Anderson	

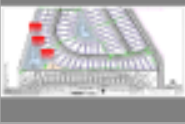

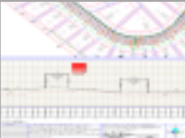


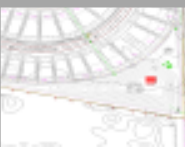
Changemarks Report

1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Irrigation	In-ground irrigation must include a rain sensor and some form of water efficient technology such as a smart controller and/or soil moisture sensors. Add note to plan stating these requirements.	03/23/2020 12:52 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Planting Schedule	Add a Landscape Note that specifies any deviation from the Planting Schedule, including species and size, requires City approval prior to installation.	03/23/2020 12:52 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		11-Landscape Plan.pdf	CA	Topsoil	Add a Landscape Note specifying that 4 inches of topsoil with not more than 35% sand content, shall be applied to all disturbed areas of the project that are not otherwise improved with impervious surfacing.	03/23/2020 12:52 PM	Chris Anderson	
1	False	Unresolved	Civil Engineer IV		9-EC-1.pdf	LL	Infiltration areas	Infiltration areas require installation of silt fence at the toe of the slope after grading to prevent silting of the infiltration surface.	03/18/2020 3:46 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		9-EC-1.pdf	LL	SWPPP Notes	Notes the City Requires in SWPPP documents: Provide the City with a copy of the construction stormwater permit. Email inspection reports to the City Inspector after every inspection. Submit the Notice of Termination to the City for approval prior to submittal to the MPCA.	03/18/2020 3:46 PM	Len Linton	

Changemarks Report

1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Emergency Overflow	Emergency Overflows must be called out on the grading plan.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Lowest Floor Elevation	Lowest Floor Elevations must comply with Lower Rum River WMO requirements.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Back Yard Grading	Back yard grades must have 2% cross slope between property lines. This is not achieved in this area. See Comments in other areas of this review.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-2.pdf	LL	Pond Access	A pond access route with driveable slopes, encompassed in a drainage and utility easement is required for each pond.	03/18/2020 12:59 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		8-GP-1.pdf	LL	Discharge from Site	See maximum offsite discharge rates in storm water review memo. Riser pipes must be sized accordingly.	03/18/2020 12:54 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-1.pdf	LL	Flared End Sections	Flared end sections must enter ponds near bottom of pond. Ramsey soils are susceptible to erosion when the flared end section is placed at "normal water level" when the pond does not retain water.	03/18/2020 12:45 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-1.pdf	LL	Pond Access	A dedicated easement for an access route to each pond for maintenance purposes is required. The slopes on the access route must be driveable. These easements must be added to the preliminary plat.	03/18/2020 12:45 PM	Len Linton	

Changemarks Report

1	False	Unresolved	Civil Engineer IV		7-SS-1.pdf	LL	Safety Bench	Ponds must have a 10 ft wide bench with a slope of 1 foot per 10 feet. The top of the bench must be at the normal water level. See additional requirements for the ponds in the Stormwater Review Report.	03/18/2020 12:45 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		6-SW-1.pdf	LL	Storm Sewer - Watermain Crossings	Insulation may be required on the final plans if adequate separation cannot be achieved between watermain and storm sewer pipes.	03/18/2020 12:35 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		5-ST-2.pdf	LL	Vertical Curve Length	Refer to City Engineering standards for Minimum Vertical Curve lengths.	03/18/2020 12:30 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		5-ST-1.pdf	LL	Roadway Width	Roadway widths must be 32ft back to back.	03/18/2020 12:27 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		1-SP.pdf	LL	Legend	A legend is required on each sheet. The legend must show all linetypes and symbols that appear on that specific sheet. One sheet will all symbols used in the plan set does not meet this requirement.	03/18/2020 12:17 PM	Len Linton	
1	False	Unresolved	Civil Engineer II		9-EC-1.pdf	JJF	Silt Fence	Silt Fence need to stand out more on this sheet. verify the ponds will receive secondary sediment control. Final Plans will require a full SWPPP.	03/18/2020 9:10 AM	Joe Feriancek	

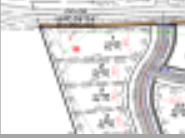







Changemarks Report

1	False	Unresolved	Civil Engineer II		8-GP-3.pdf	JJF	Legend	Please add a legend for the different hatches. Differentiate hatches by more than just color. In some of the plan sheets, the concrete sidewalk and bituminous trail are the same.	03/18/2020 9:07 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		8-GP-3.pdf	JJF	Inlet NE Corner	The grading doesn't reflect the inlet location, and the easement doesn't reflect the grading either.	03/18/2020 9:07 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		7-SS-2.pdf	JJF	NWL vs. GW	What is keeping the normal water level 5.5-feet above the groundwater? Are these ponds lined?	03/18/2020 9:04 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	Gate Valve at connection	Add gate valve at connection to Riverstone.	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	WM Bends	90 degree bends are not allowed, if 90 degrees is required, use 2 x 45 degree bends.	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	Gate Valve Spacing - Rule of thumb	The City prefers to have approximately 14 houses served between WM Valves.	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		6-SW-1.pdf	JJF	WM Class Note	WM 8" and Larger Class 52 WM 6" and Smaller Class 53	03/18/2020 9:00 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		5-ST-2.pdf	JJF	Vertical Curves	Vertical Curves have to be 100-foot minimum or 20xalgebraic difference, whichever is larger.	03/18/2020 8:29 AM	Joe Feriancek	





Changemarks Report

1	False	Unresolved	Civil Engineer II		5-ST-2.pdf	JJF	Valley Gutters	Cross Streets where slope is less than 2.0% on the main street will require a concrete valley gutter. See City Detail STR-2	03/18/2020 8:29 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		5-ST-1.pdf	JJF	Detail STR-28	This detail is for bituminous trail w/o curb. There is curb on this project. Final plans will need a site specific pedestrian ramp detail for each ped ramp, and must include the mndot standard plans for pedestrian ramps.	03/18/2020 8:14 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		8-GP-2.pdf	JJF	Pond Maintenance/Safety Bench	Ponds need to have a 10-foot wide safety/maintenance bench at the NWL	03/18/2020 8:06 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		8-GP-1.pdf	JJF	Outfall to the east	Confirm the Riverstone Ponds can handle the overflow water from this site.	03/18/2020 7:54 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Drainage & Utility Easement	Storm Sewer pipe must be within drainage & utility easement. with enough room to maintain the sewer.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Utility Easment NE Corner	Need to adjust the utilities and the easment. Inlet location doesn't match up with proposed grading. Adjust inlet location and easment shape to fit the grading and the lot better.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Easement V61	Easement is not large enough to handle the low area water, per the contours on the grading plan. Adjustments to easement or utilities will have to be made.	03/18/2020 8:10 AM	Joe Feriancek	

Changemarks Report

1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Ponding Area	Grading Plan shows a low area in the back yards of Lots 1&2, the potential ponding around the inlet for the 100 year storm must all be inclosed within drainage & utility easement.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		3-PP.pdf	JJF	Storm Pipe outside of easement	Lots v50&v51 have storm pipe and drainage outside of easement in the rear yards.	03/18/2020 8:10 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Inspections		7-SS-1.pdf	Logan Czech	Street Light over Storm Sewer	Either the street light or the storm sewer will have to be moved so they do not overlap.	03/17/2020 10:15 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections		6-SW-2.pdf	Logan Czech	Additional Gate Valves	Additional Gate Valve(s) required (Maximum spacing 500 ft for single-family residential and 300 ft for all other developments)	03/17/2020 9:35 AM	Logan Czech	
1	False	Unresolved	Civil Engineer IV		Northfork_SWMP.pdf	LL	Stormwater Managment Plan Comments	The City has comments on this plan. See the attached review memo for the comments. Revisions to the plan will be required before final plat review.	03/16/2020 4:28 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Blue Shading	The blue shading does not match the Normal Water Level contour. It is confusing.	03/18/2020 12:50 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Back Yard Grading	City Code requires 2% slope across all back yards from side property line to side property line as well as from the house to the lowest area in the back yard.	03/18/2020 12:50 PM	Len Linton	
1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Stormwater Ponding	See the attached memo for the complete review and comments on the stormwater management plan,	03/18/2020 12:50 PM	Len Linton	

Changemarks Report

1	False	Unresolved	Civil Engineer IV		7-SS-2.pdf	LL	Infiltration	The stormwater report indicates this project will have infiltration. The starting elevation of the ponds in the report is less than 3 feet above the groundwater level in the nearest borings. Infiltration is not credited unless there is 3 feet of separation between the bottom of the infiltration area and ground water. Revision of the ponding is required as noted in review comments.	03/18/2020 12:50 PM	Len Linton	
1	False	Unresolved	Engineering Tech - Inspections		6-SW-1.pdf	Logan Czech	Additional Gate Valves	Additional Gate Valve(s) required (Maximum spacing 500 ft for single-family residential and 300 ft for all other developments)	03/16/2020 2:50 PM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections		5-ST-1.pdf	Logan Czech	Roadway Width	Urban Streets should be a minimum of 32 ft wide from BOC to BOC	03/16/2020 2:37 PM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections		5-ST-1.pdf	Logan Czech	Mix Design	Wear Course and Base Course should be changed to SPWEA340C and SPNWB330C, respectively.	03/16/2020 2:37 PM	Logan Czech	