

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	65	False	Unresolved	Civil Engineer II		Sheet 10.pdf	JF	utility profiles	All utilities must be shown in profile view.	12/28/2020 11:34 AM	Joe Feriancek	
		70	False	Unresolved	Civil Engineer II		Sheet 12.pdf	JF	Backyard Storm Sewer	6" Pipe is below minimum acceptable pipe size. Minimum storm pipe size is 12". Plastic pipe in green space is acceptable, last run of pipe going to street must be concrete. If plastic storm pipe is used, manholes must have a boot, this will need to be added as a note and to the detail.	12/28/2020 11:44 AM	Joe Feriancek	
		62	False	Unresolved	Civil Engineer II		Sheet 11.pdf	JF	Coverage Plan	Good information to know, This sheet is not required to be included in the construction plan set.	12/28/2020 10:22 AM	Joe Feriancek	
		57	False	Unresolved	Civil Engineer II		Sheet 8.pdf	JF	Silt Fence Inlet Protection	This Detail only be acceptable for green space inlets.	12/28/2020 10:04 AM	Joe Feriancek	
		58	False	Unresolved	Civil Engineer II		Sheet 7.pdf	JF	Construction Exit - Alpine Drive	If Alpine Drive is going to be used during construction, this needs to have a construction exit.	12/28/2020 10:07 AM	Joe Feriancek	
		59	False	Unresolved	Civil Engineer II		Sheet 7.pdf	JF	Drainage Arrows	Do not see the drainage arrows in the plan, please update.	12/28/2020 10:07 AM	Joe Feriancek	
		60	False	Unresolved	Civil Engineer II		Sheet 7.pdf	JF	Plan Readability	Plans are difficult to read, erosion control measures need to be highlighted.	12/28/2020 10:07 AM	Joe Feriancek	

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Main Workflow	1	61	False	Unresolved	Civil Engineer II		Sheet 7.pdf	JF	SWPPP Narrative	A Narrative is required, please call out where it can be found.	12/28/2020 10:07 AM	Joe Feriancek	
		55	False	Unresolved	Civil Engineer II		Sheet 6.pdf	JF	Max Allowable Slope	finish grading max allowable slope is 3:1.	12/28/2020 9:48 AM	Joe Feriancek	
		56	False	Unresolved	Civil Engineer II		Sheet 6.pdf	JF	topsoil requirements	See city detail ERO-6 Topsoil Requirements, city requires 4" topsoil, no more than 35% sand content.	12/28/2020 9:48 AM	Joe Feriancek	
		52	False	Unresolved	Civil Engineer II		Sheet 5.pdf	JF	Contours	Add existing and proposed contour labels. All lot corners must have spot elevations High points and low points must be called out.	12/28/2020 9:45 AM	Joe Feriancek	
		53	False	Unresolved	Civil Engineer II		Sheet 5.pdf	JF	Proposed Grading Level of Detail	As shown the grading plan does not use the shared lot line to create a swale to prevent lot runoff from draining across adjacent lots outside of easements. Please confirm if shared lot swales are intended.	12/28/2020 9:45 AM	Joe Feriancek	
		54	False	Unresolved	Civil Engineer II		Sheet 5.pdf	JF	Additional Detail Needed	Need to add high point and low point spot elevations, and additional contour labels. Not enough information given to clearly see how grading works.	12/28/2020 9:45 AM	Joe Feriancek	
		51	False	Unresolved	Civil Engineer II		Sheet 4.pdf	JF	Street Names	Have final street names been decided? 3 Road B streets, makes the plans confusing.	12/28/2020 9:18 AM	Joe Feriancek	

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Main Workflow	1	50	False	Unresolved	Civil Engineer II		Sheet 3.pdf	JF	Street Names	Add Street Names to Plat.	12/28/2020 9:17 AM	Joe Feriancek	
		1	False	Unresolved	Environmental Review		Title Sheet.pdf	CA	Missing Plan Sheets	A Tree Inventory and Preservation Plan and a Landscape Plan are both required submittals. Please have these plans prepared and submitted for review.	12/23/2020 1:15 PM	Chris Anderson	
		49	False	Unresolved	Civil Engineer IV		Sheet 22.pdf	LL	Snow Storage	Is there room for snow storage in this CDS?	12/16/2020 12:54 PM	Len Linton	
		48	False	Unresolved	Civil Engineer IV		Sheet 17.pdf	LL	Catch basin capacity	Verify gutter spread and catch basin capacity at this location. It is at the low point of a long slope from both directions.	12/16/2020 12:47 PM	Len Linton	
		43	False	Unresolved	Civil Engineer IV		Sheet 14.pdf	LL	Watermain Labels	All watermain fittings must be labeled on the final plat.	12/16/2020 12:37 PM	Len Linton	
		44	False	Unresolved	Civil Engineer IV		Sheet 14.pdf	LL	Profile revision	A high point is required at the right-of-way line to keep Alpine Drive runoff from entering project.	12/16/2020 12:37 PM	Len Linton	
		45	False	Unresolved	Civil Engineer IV		Sheet 13.pdf	LL	Vertical Curves	Vertical curves are required at all grade changes. See City Standards.	12/16/2020 12:45 PM	Len Linton	
		46	False	Unresolved	Civil Engineer IV		Sheet 13.pdf	LL	Tangent Labels	All tangents must be labeled.	12/16/2020 12:45 PM	Len Linton	



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Main Workflow	1	47	False	Unresolved	Civil Engineer IV		Sheet 13.pdf	LL	Continuation Note - ALL PAGES	Add Page number for next page where street does not end on sheet.	12/16/2020 12:45 PM	Len Linton	
		41	False	Unresolved	Civil Engineer IV		Sheet 12.pdf	LL	Readbility	There is an overall lack of readability of this plan sheet and the plan set in general. The storm sewer lines must be the most prominent feature in this sheet. The sewer and water must be in a lighter shade of grey on this sheet. The storm sewer msut be in a lighter shade of grey on the Water and Sewer Plan. See note on Title page about City standards.	12/16/2020 12:19 PM	Len Linton	
		42	False	Unresolved	Civil Engineer IV		Sheet 12.pdf	LL	Street level utility plans	Street level utility plans shall be at a maximum scale of 1" = 100', with 1" = 50' preferred. This applies to all utility sheets.	12/16/2020 12:19 PM	Len Linton	
		40	False	Unresolved	Civil Engineer IV		Sheet 11.pdf	LL	Readbility	This plan is not useable. There is too much conflict where the circles overlap. Turn off the shading in the circles and make the outlines of the circles bolder.	12/16/2020 12:08 PM	Len Linton	
		33	False	Unresolved	Civil Engineer IV		Sheet 9.pdf	LL	Legend	Label type i.e. A-109, SP-7 (8"), P-109 (12") must be identified in the legend.	12/16/2020 11:59 AM	Len Linton	





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Main Workflow	1	34	False	Unresolved	Civil Engineer IV		Sheet 9.pdf	LL	Connection type	Connection type must be specified on the plans. Sleeves are not an approved connection method for watermain. The trench must be wide enough to allow deflection of the pipe to make the connection.	12/16/2020 11:59 AM	Len Linton	
		35	False	Unresolved	Civil Engineer IV		Sheet 9.pdf	LL	Swale Line type	Swale line type must be added to the legend on all sheets where it is used.	12/16/2020 11:59 AM	Len Linton	
		36	False	Unresolved	Civil Engineer IV		Sheet 9.pdf	LL	Hydrant Connection	Waterline shall be stubbed to Alpine Drive with a Valve and blow off line to surface. Hydrant connection shall be a standard Tee installation. The City plans to extend watermain down Alpine Drive in the future and this will aid with the future connection.	12/16/2020 11:59 AM	Len Linton	
		37	False	Unresolved	Civil Engineer IV		Sheet 9.pdf	LL	Subdrain	Subdrains are not required in Ramsey. Remove from plans.	12/16/2020 11:59 AM	Len Linton	

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Main Workflow	1	8	False	Unresolved	Civil Engineer IV		Stormwater Management Memo.pdf	LL	Revise table	<p>See comments on HydroCAD drainage map. Drainage areas 3 and 4 cannot physically drain to Basin A. The runoff from these two areas is not attenuated by a pond. The system must be revised to retain more flow in Basin A to compensate for the uncaptured flows.</p> <p>The site does not meet the infiltration (volume control) requirements for the LRRWMO. Infiltration must be provided on the site.</p> <p>The site as designed does not meet all of the LRRWMO and City requirements</p>	12/16/2020 11:02 AM	Len Linton	
		9	False	Unresolved	Civil Engineer IV		Stormwater Management Memo.pdf	LL	Comments on Routing Diagram	<p>DA-3 and DA-4 cannot physically drain to Basin A. The link from DA-3 and DA-4 cannot be directed to Basin A. This runoff must be tabulated separately.</p> <p>DA-1 must drain through DA-2. The pipes through DA-2 must be sized to accommodate the 100 year flows from DA-1 and DA-2.</p>	12/16/2020 11:02 AM	Len Linton	

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Main Workflow	1	10	False	Unresolved	Civil Engineer IV		Stormwater Management Memo.pdf	LL	Outlet Configuration	1. Device #1 must be submerged type inlet to provide skimming of floatables. 2. Device #2 provide detail of wiers and orifices to provide rate control for all storms as outlined on at the start of this report. 3. Device #4 should have slope between inlet and outlet. The total length seems rather short for carrying the flow away from the edge of the pond and protecting against upstream erosion around the FES.	12/16/2020 11:02 AM	Len Linton	
		11	False	Unresolved	Civil Engineer IV		Stormwater Management Memo.pdf	LL	Volume Removal	Volume removal goal not met. Site must infiltrate first 1" from all impervious surfaces. This is 42,500 cubic feet. Revise plan to achieve this goal.	12/16/2020 11:02 AM	Len Linton	
		12	False	Unresolved	Civil Engineer IV		Stormwater Management Memo.pdf	LL	MiDS Calculator	Include screen shot of infiltration basin parameters page showing inputs for infiltration basin - surface area, base of basin area, depth, infiltration rate and drawdown time - 48 hours for Ramsey.	12/16/2020 11:02 AM	Len Linton	
		30	False	Unresolved	Civil Engineer IV		Sheet 7.pdf	LL	Legend	All linetypes used on sheet must be listed in legend.	12/16/2020 11:22 AM	Len Linton	


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Main Workflow	1	31	False	Unresolved	Civil Engineer IV		Sheet 7.pdf	LL	Line Contrast	This is the SWPP Plan. The erosion control measures must be the most prominent lines. The proposed contours must be drawn with a lighter pen so that the erosion control stands out.	12/16/2020 11:22 AM	Len Linton	
		32	False	Unresolved	Civil Engineer IV		Sheet 7.pdf	LL	SWPPP	This sheet and sheet 8 combined do not meet the requirements of the SWPPP as defined in the Construction Stormwater Permit. A separate sheet with notes or a bound volume must be added to the plan set which contains all of the required notes.	12/16/2020 11:22 AM	Len Linton	
		7	False	Unresolved	Civil Engineer IV		Sheet 6.pdf	LL	Lowest Floor	The lowest floor must be listed for all structures, not just walkout style houses. See LRRWMO discussion on grading sheet.	12/15/2020 4:04 PM	Len Linton	
		16	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Legend Entry	All lines and symbols used on a sheet must be listed in the legend on that sheet.	12/16/2020 11:18 AM	Len Linton	
		17	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Minimum Grade	Minimum grade across lots and along lot lines is 2.0%. Grading revisions are required.	12/16/2020 11:18 AM	Len Linton	

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Main Workflow	1	18	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Grading Transitions	Grading transitions must be smoother. Minimum grade is 2.0% across lots. Maximum slope is 4:1 (H:V)	12/16/2020 11:18 AM	Len Linton	
		19	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Drainage and Utility Easement on lot 11	Drainage and utility easement must be wider. The City requires that runoff from multiple lots must be contained in drainage and utility easement. The toe of the swale on this lot appears to be outside of the easement.	12/16/2020 11:18 AM	Len Linton	
		20	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Preserve Trees	See note on Existing and removals plan. The tree save limits must be shown on the grading plans.	12/16/2020 11:18 AM	Len Linton	
		21	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Grading transition to existing	Grading transitions must respect trees to be protected. The proposed contours do not match existing contours in this area.	12/16/2020 11:18 AM	Len Linton	
		22	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	EOF	This elevation does not make sense.	12/16/2020 11:18 AM	Len Linton	
		23	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Lot corner spot elevations	Spot elevations are required at all lot corners.	12/16/2020 11:18 AM	Len Linton	

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Main Workflow	1	24	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Stormwater Regulations	<p>This project will require a permit from the Lower Rum River Watershed Management Organization (LRRWMO). The permit application materials are available on their website lrrwmo.org.</p> <p>The permit cannot be submitted until the project has received Preliminary Plat approval from the City. The permit application with supporting reports and calculations and fees must be submitted to the City by the 2nd Thursday of the month for City review. The City will review the materials and if acceptable will forward to the LRRWMO by the 3rd Thursday of the month. The permit will be reviewed at the next months board meeting.</p> <p>The LRRWMO requires rate control and volume control (infiltration). Infiltration basins must conform to the details found in the Minnesota Stormwater Manual.</p> <p>Please work with Engineering to ensure the stormwater treatment system will meet the City and LRRWMO requirements before submittal of the permit application.</p>	12/16/2020 11:18 AM	Len Linton	
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Main Workflow	1	25	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Lowest Floor Elevations	Lowest floor and lowest opening elevations are governed by the LRRWMO rules. The LRRWMO rules do have a procedure for documenting compliance with these requirements for lots tributary to backyard ponding and emergency overflows.	12/16/2020 11:18 AM	Len Linton	
		26	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Infiltration	This site does not appear to meet the infiltration requirements for the City or LRRWMO. This was confirmed by reviewing the stormwater report.	12/16/2020 11:18 AM	Len Linton	
		27	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Outlet from Basin A	The plan does not clearly demonstrate positive drainage away from Basin A. See the note on the Existing Conditions plan. Existing contour labels must be added along the southern boundary.	12/16/2020 11:18 AM	Len Linton	
		28	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Duplicate Labels	These appear to be duplicate conflicting labels.	12/16/2020 11:18 AM	Len Linton	
		29	False	Unresolved	Civil Engineer IV		Sheet 5.pdf	LL	Plan Readability	Consider thinning labels at this scale, the plan has an overall crowded appearance. The street stationing conflicts with street names and curb lines.	12/16/2020 11:18 AM	Len Linton	

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Main Workflow	1	15	False	Unresolved	Civil Engineer IV		Sheet 2.pdf	LL	City Platting Requirements	City platting requirements state topographic data must be shown to 100 feet beyond the property line. This data must be added to the next submittal.	12/16/2020 11:07 AM	Len Linton	
		38	False	Unresolved	Civil Engineer IV		Title Sheet.pdf	LL	Legends	Each sheet must have a custom legend showing only the lines and symbols used on that sheet. An omnibus legend on the first sheet does not satisfy this requirement.	12/16/2020 12:04 PM	Len Linton	
		39	False	Unresolved	Civil Engineer IV		Title Sheet.pdf	LL	Ramsey Standards	if you have not done so, download the Ramsey Standards and Details from the Engineering page of cityoframsey.com. The City does not depend on color for plan preparation. Future submittals must be in black or grey scale with line type and width used to differentiate different features. The pavement shading must be removed on all future submittals.	12/16/2020 12:04 PM	Len Linton	
		2	False	Unresolved	Civil Engineer IV		Sheet 10.pdf	LL	Watermain Materials	8" watermain shall be DIP, Class 52 6" and smaller watermain shall be DIP, Class 53	12/15/2020 2:09 PM	Len Linton	

