

Cycle	ReferenceNumber	Status	Department1	File	Changemark Subject	Changemark Details	Updated By	Applicant Response
1	82	Unresolved	Fire	C600 Utility Plan.pdf	Changemark note #01	It is difficult to see hydrant locations, it appears another hydrant may be needed to the Southeast of building by turn around.	Chris Weiss	Comment to be clarified
1	65	Unresolved	Lead Engineering Tech	A010 SITE PLAN.pdf	Cobalt ST	Cobalt was planned as a through street, needs a culdesac or through street.	Aaron Madsen	Hammerhead turnaround proposed
1	79	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	80	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	81	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	25	Unresolved	Engineering Tech	C512 Storm Sewer Plan.pdf	Storm Structure Labels	Some structures have just a number, others have "STRM-#"	Logan Czech	Labels to be updated
1	19	Unresolved	Engineering Tech	C511 Storm Sewer Plan.pdf	Cleanouts	Some storm structures have cleanout icon. Some cleanouts have labels, others don't. Clean up for consistency.	Logan Czech	Labels to be updated
1	18	Unresolved	Engineering Tech	C510 Storm Sewer Plan.pdf	Labels	These structure labels are overlapping	Logan Czech	Comment Updated
1	20	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Labels	Many storm structures are missing labels.	Logan Czech	Comment Updated
1	22	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Structure Labels	Overlapping	Logan Czech	Comment Updated
1	23	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Cleanouts	A lot of storm structures with multiple 12" lines have cleanout icons and no labels.	Logan Czech	Labels to be updated
1	24	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	FES	There is no info on this storm run, but if this is an outlet, flare will require rip rap.	Logan Czech	Comment noted
1	27	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	STRM-105	Label is cutoff	Logan Czech	Comment Updated
1	29	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Label cut off		Logan Czech	Comment Updated
1	30	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	FES Inverts	Invert direction for FES suggests it is at the pipe side. Is this invert supposed to be at the end of the flare?	Logan Czech	Comment Noted
1	31	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Match Lines	Match line pages are incorrect on storm plans	Logan Czech	Comment Noted
1	32	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Cleanout	spelling	Logan Czech	Comment updated
1	17	Unresolved	Engineering Tech	C504 Grading Plan Enlargements.pdf	Fall Protection	It looks as if all of these walls are tall enough that they will require fall protection Wall design should consider surcharge from trail above. There will need to be space between the top of wall and trail, typically fall protection fences should be placed 3' behind wall to avoid considering overturning forces in the wall design.	Logan Czech	Detail Updated
1	16	Unresolved	Engineering Tech	C504 Grading Plan Enlargements.pdf	Retaining wall	It looks as if some details are not relevant to this project, such as the residential street with bituminous curb. Please remove excess design details.	Logan Czech	Comment to be updated as retaining walls are designed
1	15	Unresolved	Engineering Tech	C410 Site Details.pdf	Relevant details		Logan Czech	Comment to be addressed
1	13	Unresolved	Engineering Tech	C403 Site Plan Enlargements.pdf	Porkchop	Add bull noses to island to minimize plow damage. Comment is more for the storm water plans. need to add the watermain to the storm sewer plans ghosted, similar to how the storm sewer is shown on this sheet. There are a lot of crossing which next round will need to be checked for potential conflicts.	Logan Czech	Comment noted
2	142	Unresolved	Civil Engineer II	C602 Utility Plan Enlargements.pdf	Crossings	As shown the assumption is the sanitary sewer lines are all proposed to be privately owned and maintained, as there is no utility easement over the sanitary lines. Maintenance agreements for the portion of pipe crossing multiple lots will need to be provided.	Joe Feriancek	Comment to be updated
2	143	Unresolved	Civil Engineer II	C602 Utility Plan Enlargements.pdf	Private Sanitary Sewer?	A similar comment was made about ponds / permanent BMPs which should cover the storm sewer lines.	Joe Feriancek	Comment to be incorporated
2	141	Unresolved	Civil Engineer II	C513 Storm Sewer Plan.pdf	Proposed Water & Sewer	The proposed water and sewer lines / structures should be shown in a background layer. Necessary for noting crossing / clearances. Final plans should include profiles of the private road, and include the utilities in profile view.	Joe Feriancek	Comment to be incorporated
2	140	Unresolved	Civil Engineer II	C507 Grading Plan Enlargements.pdf	Low Area	Appears a low area without an outlet is being created here.	Joe Feriancek	Comment addressed
2	139	Unresolved	Civil Engineer II	C504 Grading Plan Enlargements.pdf	Underground Parking Drainage	Are drainage inlets going to be added to the underground parking?	Joe Feriancek	Underground parking will drain to sanitary sewer
2	137	Unresolved	Civil Engineer II	C503 Grading Plan Enlargements.pdf	Pond outlets and inlets	It's very helpful to add the inlet and outlet elevations to the grading plan.	Joe Feriancek	Comment noted
2	138	Unresolved	Civil Engineer II	C503 Grading Plan Enlargements.pdf	Trench Drain	Will there be a trench drain at the garage door?	Joe Feriancek	Comment updated. Trench drain on plan sheet
2	135	Unresolved	Civil Engineer II	C502 Grading Plan Enlargements.pdf	Contour labels	provide enough contour labels to check existing and proposed ground between building and CSAH 5. Hard to say, I think I'm seeing this pond at an 879? which is 4 feet above the lower level. Is lower level basement? if so, must be minimum 2 feet above the 100 HWL of the adjacent basin. Please clarify.	Joe Feriancek	Comment addressed. Updated the grading to show as a bioswale with drainline.
2	136	Unresolved	Civil Engineer II	C502 Grading Plan Enlargements.pdf	Lower Level below pond	Update match line(s) to reflect the storm sewer plans versus the grading plans.	Joe Feriancek	Comment to be addressed
2	132	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Matchline	Some structure information is obstructed by match lines and notes. Please revise structure and pipe information so it is legible.	Joe Feriancek	Comment to be addressed
2	133	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Structure info covered	Is there proposed underground storage below this parking lot? See 3 lines going into the parking lot, one leaving, but it's not real clear what's going on. If so, add some detail to	Joe Feriancek	Labels clarified
2	134	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Underground Storage??	What is this hatch representing?	Joe Feriancek	Added to legend of the plan sheet
2	128	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Underlying wavy hatch?		Joe Feriancek	
2	129	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Existing 12" RCP Flare	Can't just leave the existing 12" flare at the top of the slope, this will create an erosion issue, please adjust. I'm scaling 0.38% slope going down (7/18.3). Please verify, desired maximum slope is generally 4:1, with up to 3:1 allowed where that's not feasible.	Joe Feriancek	Inlet structures added to utility plan
2	130	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Steep Slope	Final plans will require individual pedestrian ramp details per the MnDOT Standard plans (which will also need to be included in the final plan set).	Joe Feriancek	Labels clarified to reflect 4:1 slope in accordance with City guidelines
2	131	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Pond information	These are for guidance, project specific typical sections are required. Must provide detail for EACH underground stormwater structure. Detail must include horizontal and vertical dimensions, and groundwater elevation at the structure.	Joe Feriancek	Comment Updated
2	127	Unresolved	Civil Engineer II	C411 Site Details.pdf	Pedestrian Ramp Details	We need to discuss if the geothermal within the easement area can stay. Since it's in-place it likely can, but there should be an encroachment agreement if so.	Joe Feriancek	Comment noted. Final plans will show this information and comply with MNDOT standards
2	126	Unresolved	Civil Engineer II	C409 Site Details.pdf	Typical Sections	Has it been confirmed that the geothermal was built across the entire area shown, or is it assumed?	Joe Feriancek	Comment proposed to be addressed after entitlements
2	101	Unresolved	Civil Engineer IV	C511 Storm Sewer Plan.pdf	Changemark note #01		Len Linton	Details added to plansheet. Comment updated.
2	125	Unresolved	Civil Engineer II	C407 Site Plan Enlargements.pdf	Geothermal within proposed easement		Joe Feriancek	Comment noted and to be finalized
2	121	Unresolved	Civil Engineer II	C403 Site Plan Enlargements.pdf	Anoka County ROW Permit	Anoka County approval required prior to construction. Make sure designs are following their recommendations.	Joe Feriancek	Will incorporate Anoka County's approval prior to construction
2	122	Unresolved	Civil Engineer II	C403 Site Plan Enlargements.pdf	Pond maintenance policies	these ponds are being built outside of D&U easements and privately maintained. Before final construction plan approvals, must provide the city with a maintenance policy for the ponds and any permanent BMPs.	Joe Feriancek	Comment to be finalized
2	117	Unresolved	Civil Engineer II	C500 Grading Plan.pdf	Snow storage adjacent to infiltration Basin	What's going to keep the runoff materials from the snow storage area out of the infiltration basin?	Joe Feriancek	Comment noted. Grading plan to be developed and infiltration and runoff to be further developed
2	112	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Clarity	There's too much line work on this sheet to clearly see the proposed work, please find a way to clean up the drawing. Is this all silt fence installed from phase one erosion control plan, or new? Should clarify what is hold over and what is new.	Joe Feriancek	Comment addressed
2	113	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Silt Fence - Pre or Post	Showing wavy hatch, generally in pond bottoms. Don't see this in the legend.	Joe Feriancek	All silt fence is new. Comment updated.
2	114	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Wavy Hatch	close the 3:1 slope, should consider placing erosion control blankets.	Joe Feriancek	Comment addressed. Added to legend of the plan sheet.
2	115	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Steep slopes	silt fence appears to be going across the slope at the middle, rather than the bottom, is this a holdover from phase 1 erosion control?	Joe Feriancek	Labels clarified to reflect 4:1 slope in accordance with City guidelines
2	116	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	North corner silt fence		Joe Feriancek	Comment to be finalized

2	145	Unresolved	Civil Engineer II	Preliminary Plat.pdf	Extend Public Cobalt Street south	Recommend extending the public Cobalt Street south and adding a cul-de-sac. Build and sign the private street off of the cul-de-sac. Additional parking can still be created where shown.	Joe Feriancek	Hammerhead incorporated on site plan
2	146	Unresolved	Civil Engineer II	Preliminary Plat.pdf	Background Line Work	There's too much line work in the plat. Please remove grading; just show proposes 100 HWL outline of the basins. Prefer to remove detail pavement markings, consider just showing the curb lines and building outlines.	Joe Feriancek	Simplified Preliminary Plat reflects these comments
2	110	Unresolved	Civil Engineer II	C300 - Erosion & Sediment Control Plan - Phase 1.pdf	Limits of Disturbance	Areas where the silt fence is shown outside of the limits of disturbance.	Joe Feriancek	Silt fence will be installed around the limits of disturbance
2	111	Unresolved	Civil Engineer II	C300 - Erosion & Sediment Control Plan - Phase 1.pdf	Inlet Protection	Inlet Protection is shown in the legend, it's not clear where it is being placed in the plans. Please enlarge the plan symbol to see at scale.	Joe Feriancek	Comment to be addressed
2	105	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	File Location	Can the size of this text be reduced to stay within the plan sheet border?	Joe Feriancek	Comment Addressed. Plan updated accordingly.
2	106	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Clearing & Grubbing vs. Tree Removal	What's the difference between the two? Term Clearing and Grubbing usually refers to removal of all trees in an area. Please clarify.	Joe Feriancek	Plans clarified
2	107	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Removal of existing house	Generally, a separate demo permit is necessary for building removal. Please contact the City's building department for more information if this hasn't been started yet.	Joe Feriancek	Comment noted. A demo permit will be applied for when the time comes.
2	108	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	CSAH 5 Plans?	Have plans been submitted to Anoka County for work within CSAH 5 right of way? County approval will be required.	Joe Feriancek	Comment noted. Discussion with Anoka County in progress
2	109	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Hatch Going past Limits of Construction	Verify limits of construction along south edge. If any work is proposed onto adjacent property, provide proof of access agreement to do the work.	Joe Feriancek	No work in adjacent parcel anticipated
2	102	Unresolved	Civil Engineer II	C100 General Notes.pdf	Note 8	Verifying, all underground lines shall be surveyed prior to cover. Are you proposing to keep a surveyor on-site to perform this? Or just generally talking about as-builts for the utilities?	Joe Feriancek	After entitlements. Utility lines shall be surveyed prior to cover. This comment is regarding as-built utilities.
2	103	Unresolved	Civil Engineer II	C100 General Notes.pdf	Water, Storm Sewer, Sanitary Sewer Notes	May be worth noting that the City of Ramsey requires tracer wire on all storm sewer, sanitary sewer, and water lines (even ductile iron pipe), within city right of ways and easements.	Joe Feriancek	Comment incorporated and tracer wire to be included where needed
2	104	Unresolved	Civil Engineer II	C100 General Notes.pdf	Geotech Report	Was a copy of the geotechnical report submitted to the City?	Joe Feriancek	Geotech report in the stormwater report
2	91	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Being Removed?	It appears that a number of these trees are not labeled for removal in the tree inventory table (examples include tree #s 217 and 199, but there are many more not indicated as being removed in the inventory table). The inventory table needs to be revised to include ALL trees being removed and the calculations need to be updated accordingly.	Chris Anderson	Tables updated
2	93	Unresolved	Environmental Review	LD002 TREE PRESERVATION_REMOVALS INVENTORY.pdf	Invasive Species	Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.	Chris Anderson	Comment to be updated
2	85	Unresolved	Fire	LS2201 SENIOR BUILDING ZONE B -LANDSCAPE PLAN.pdf	Changemark note #01	Not knowing where Fire department connection will be, be sure no tree or shrub is planted that will block or restrict access to FDC.	Chris Weiss	Comment incorporated. No tree or shrub is planted that will block or restrict access to FDC.
2	84	Unresolved	Fire	C407 Site Plan Enlargements.pdf	Changemark note #01	Area needs to be marked "NO PARKING - FIRE Lane."	Chris Weiss	Area to be marked: "NO PARKING - FIRE LANE."
2	83	Unresolved	Fire	C408 Vehicle Movements.pdf	Changemark note #01	This area will need to be posted "NO PARKING- FIRE LANE"	Chris Weiss	Area to be marked: "NO PARKING - FIRE LANE."
3	165	Unresolved	Environmental Review	L002 LANDSCAPE NOTES GRAPHIC LEGEND.pdf	Tree Planting Detail	Please add a Tree Planting Detail to the landscape plan. At a minimum, it should specify that planting depth shall be such that the first set of primary roots are at finished grade, that the top 1/3 of wire basket and burlap shall be removed or folded down, that only pruning of damaged/dead limbs should be done at time of installation, and that mulch shall not be in contact with the trunk.	Chris Anderson	Comment to be updated
3	164	Unresolved	Environmental Review	L003 OVERALL SITE REFERENCE PLAN.pdf	Vision Clearance Triangle	No plantings shall be located within the vision clearance triangle as described in City Code Section 106-322 https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPST_S106-322VICLTR	Chris Anderson	No plantings to be located within the vision clearance triangle as described in City Code Section 106-322 https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPST_S106-322VICLTR
3	160	Unresolved	Environmental Review	LS1101 TOWNHOMES ZONE B -LANDSCAPE PLAN.pdf	vegetation outside fence	Regardless of whether the 18" beyond the fence to the property line is sod or native grasses/wildflowers, the area will still need to be maintained accordingly.	Chris Anderson	Area to be maintained properly as directed
3	161	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	Abbreviation	What does the "-B" represent? This appears to show there will be 4 common hackberries planted. It is unclear what the "-B" stands for. Please include in legend.	Chris Anderson	Label refers to buffer yard trees. Please see plan schedule
3	162	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	5-digit Numbers	It sounds like the 5-digit numbers are not relevant to the inventory and preservation plan. Please turn that layer off as it makes some areas of the plan sheets unreadable. Thank you.	Chris Anderson	Comment to be addressed
3	163	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	Management Plan	Please provide a management plan to both the city and the management company for the native seed areas. This will be critical to ensuring its establishment and will provide step by step instructions as to what management actions are needed at at what time intervals they should be completed.	Chris Anderson	Comment to be addressed
3	159	Unresolved	Environmental Review	C200 Demo Plan.pdf	Tree Work Involving Oaks	Please add General Note #27 from Sheet L002, Landscape Notes and Graphic Legend regarding any work involving oak trees to this removals plan sheet.	Chris Anderson	Note added. Comment addressed
3	155	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Symbols	What is the difference between the darker outlined tree symbol and the lighter outlined tree symbol? Please add them to a legend for clarity.	Chris Anderson	Comment to be addressed
3	156	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Being Removed?	This comment was on the initial submittal but does not appear to have been addressed with the revised plans.	Chris Anderson	Comment to be addressed
3	157	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Bubble Lines	There still appear to be trees shown on this sheet, within the red bubble line, slated for removal. However, the tree inventory does not identify them as being removed. ALL inconsistencies between the inventory and preservation plan must be reconciled with the next submittal. For example, tree #s 807 and 808 appear within the red bubble line, presumably meaning they are going to be removed. But, in the tree inventory they are not listed as being removed.	Chris Anderson	Comment to be addressed
3	158	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Tree Work Involving Oaks	What does the blue bubble line represent? Add a legend to this sheet that specifies what each color bubble line represents as well as the darker and lighter tree symbols.	Chris Anderson	Comment incorporated
3	153	Unresolved	Environmental Review	LD002 TREE PRESERVATION REMOVALS INVENTORY.pdf	Invasive Species	Thank you for adding the red bubble line to the legen, but still need to add the blue bubble line to the legend. Any tree clearing that involves oak trees shall be completed prior to April 15 or after July 15 to help limit the introduction of oak wilt into the area. Add this note to the removals page(s).	Chris Anderson	Comment incorporated
3	154	Unresolved	Environmental Review	LD002 TREE PRESERVATION REMOVALS INVENTORY.pdf	Conflicts with Sheet LD001 Tree Preservation	Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.	Chris Anderson	Comment to be finalized
3	150	Unresolved	Lead Engineering Tech	C601 Utility Plan Enlargements.pdf	Hyd leads	Sheet LD001 seems to show tree #s 807 and 808 as being removed but this sheet shows them as being saved. All of these types of conflicts between the inventory and preservation plan must be reconciled.	Chris Anderson	Comment to be finalized
3	149	Unresolved	Lead Engineering Tech	C200 Demo Plan.pdf	Building Demos	To be DIP Class 53	Aaron Madsen	Comment to be updated
3	148	Unresolved	Lead Engineering Tech	C408 Vehicle Movements.pdf	CUL DE SAC	Make sure contractor gets proper demo permits from the building dept.	Aaron Madsen	Any contractors will get all proper demolition and building permits Hammerhead added to address the existing condition which is already present and not caused by this development proposal
3	152	Unresolved	Civil Engineer IV	C602 Utility Plan Enlargements.pdf	PROPOSED STORM SEWER	Plow and emergency vehicle turn around is not sufficient NEED TO SHOW INFORMATION ON STORM SEWER EITHER ON THIS SHEET OR REFERENCE TO THE SHEET WHERE INFORMATION IS SHOWN.	Len Linton	Comment incorporated

3	151	Unresolved	Civil Engineer IV	C501 Grading Plan Enlargements.pdf	EXISTING STORM PIPE	THE POND GRADING IS LOWER THAN THE INVERT OF THIS PIPE. IT MUST BE REMOVED AND REROUTED.	Len Linton	Comment incorporated
3	147	Unresolved	Engineering Tech	C606 Utility Plan Enlargements.pdf	Existing Sanitary sewer / WM	Shown in red on plan, greyed out in legend. just make sure on final plans it matches.	Logan Czech	Comment to be clarified on final plans