

Changemarks Report

Project Name: 20-105 Hunt Property Sketch Plan, Platinum Land

Workflow Started: 03/23/2020 8:41 AM




Report Generated: 08/24/2020 02:02 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	12	False	Unresolved	Engineering Tech		Sketch Plan.pdf	Logan Czech	173rd Ave location	Coordinate location of 173rd Ave as well as site entrance with Trott Brook Property.	04/03/2020 12:54 PM	Logan Czech	
		13	False	Unresolved	Lead Engineering Tech		Sketch Plan.pdf	aaron	Changemark #01	This intersection needs attention if we plan on putting anymore traffic on it. It has very poor sightlines	04/02/2020 2:46 PM	Aaron Madsen	
		14	False	Unresolved	Lead Engineering Tech		Sketch Plan.pdf	aaron	Changemark #02	A road connection here would give better sight	04/02/2020 2:46 PM	Aaron Madsen	
		15	False	Unresolved	Lead Engineering Tech		Sketch Plan.pdf	aaron	good location for future conection		04/02/2020 2:46 PM	Aaron Madsen	
		11	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	General Floodplain District	Plan sheet needs to show the floodplain boundary.	03/30/2020 9:20 AM	Chris Anderson	
		4	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	Easement	Consider aligning road with easement. Provide easement ownership information and limitations with pre plat.	03/30/2020 8:37 AM	Chloe McGuire Brigl	
		5	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	Remove	Remove this cul-de-sac and connect through to road	03/30/2020 8:37 AM	Chloe McGuire Brigl	

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Main Workflow	1	6	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	Lot Size	Provide building pads to show adequate building area, these lots look too small	03/30/2020 8:37 AM	Chloe McGuire Brigl	
		7	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	Density Transitioning	Density transitioning will be required when abutting existing rural development	03/30/2020 8:37 AM	Chloe McGuire Brigl	
		8	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	Trees	Staff would like to see these trees saved. Full tree survey required with pre plat.	03/30/2020 8:37 AM	Chloe McGuire Brigl	
		9	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	3 Frontages	This lot has 3 frontages which is not preferred	03/30/2020 8:37 AM	Chloe McGuire Brigl	
		10	False	Unresolved	City Planner		Sketch Plan.pdf	Chloe McGuire	Density transitioning	Density transitioning will be required against this property	03/30/2020 8:37 AM	Chloe McGuire Brigl	
		1	False	Unresolved	Civil Engineer II		Sketch Plan.pdf	JJF	Connections to 173rd/175th	Ideal to centralize the connections within the plat. Need to make adjustments by connecting internal streets to avoid creating long cul-de-sacs. City Code doesn't allow for cds longer than 600'.	03/30/2020 7:46 AM	Joe Feriancek	

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Main Workflow	1	2	False	Unresolved	Civil Engineer II		Sketch Plan.pdf	JJF	Buildable Area	Some lots do not appear to have much buildable area. 78. Lots 76-95 are severely restricted to future improvements such as sheds, fences within the pipe line easement. Considerations to adjusting lots to improvement buildable area.	03/30/2020 7:46 AM	Joe Feriancek	
		3	False	Unresolved	Civil Engineer II		Sketch Plan.pdf	JJF	Pipe Line Easement	I'm assuming this is Northern Natural Gas? Please confirm they have been contacted, this easement likely contains 2 high pressure pipe lines. The grading plan will need to incorporate working with the existing ground over this pipes, or possibly making adjustments to the pipe, its a good idea to know early what is possible.	03/30/2020 7:46 AM	Joe Feriancek	
	2	30	False	Unresolved	Civil Engineer IV		Sketch Plan.pdf	LL	Stormwater Management	Sketch must be redrawn to provide storm water ponding. Ponds must include access routes in the drainage and utility easement for maintenance equipment. The slopes must be driveable.	08/13/2020 3:42 PM	Len Linton	

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Main Workflow	2	31	False	Unresolved	Civil Engineer IV		Sketch Plan.pdf	LL	Gas Line Easement	<p>Lots 57-76 require revision to provide drainage and utility easements for storm water management outside of the Gas pipeline easement.</p> <p>Grades cannot be changed in the gas line easement.</p> <p>Verify with the gas company what the restrictions on uses in their easement are. Typically sheds and fences are not permitted.</p> <p>Verify sewer water and storm sewer crossings will be permitted.</p>	08/13/2020 3:42 PM	Len Linton	
		28	False	Unresolved	Civil Engineer II		Sketch Plan.pdf	JJF	D&U Easements	Need easements over existing wetlands, plus 16.5' wetland buffer.	08/12/2020 3:52 PM	Joe Feriancek	
		29	False	Unresolved	Civil Engineer II		Sketch Plan.pdf	JJF	Ponding Area?	Need to have ponding on-site to meet the requirements of the Lower Rum River WMO.	08/12/2020 3:52 PM	Joe Feriancek	
		32	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Lot Size/Buildable Area	Combine these two lots so each has adequate building location with required setbacks	08/12/2020 1:21 PM	Chloe McGuire Brigl	
		33	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Lot Size	I'd like to see 80 feet of width without any encumbrance from the easement on this lot.	08/12/2020 1:21 PM	Chloe McGuire Brigl	





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Main Workflow	2	34	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Lot Size	Lot is encumbered by easement, please give us 80 feet of width without encumbrance of easement	08/12/2020 1:21 PM	Chloe McGuire Brigl	
		35	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Buildable Area	Rear yard setback for a house is 30 feet, show us how that works on this lot	08/12/2020 1:21 PM	Chloe McGuire Brigl	
		36	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Buffer?	Density Transitioning	08/12/2020 1:21 PM	Chloe McGuire Brigl	
		37	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Buffer		08/12/2020 1:21 PM	Chloe McGuire Brigl	
		38	False	Unresolved	City Planner		Sketch Plan.pdf	CHloe	Realignment	Is there a way to redraw this project that the easement is only in the backyard of one row of lots as opposed to the backyard of two lots?	08/12/2020 1:21 PM	Chloe McGuire Brigl	
		25	False	Unresolved	Engineering Tech		Sketch Plan.pdf	Logan Czech	Gas Line Easement	In addition to fences, sheds, etc., easement should be marked because it will limit constructable space for houses in lots 14 and 49.	08/12/2020 9:30 AM	Logan Czech	
		26	False	Unresolved	Engineering Tech		Sketch Plan.pdf	Logan Czech	Street Frontage	Correct street frontage value for lot 24	08/12/2020 9:30 AM	Logan Czech	
		27	False	Unresolved	Engineering Tech		Sketch Plan.pdf	Logan Czech	Street Frontage 2	Correct street frontage value for lot 33	08/12/2020 9:30 AM	Logan Czech	


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Main Workflow	2	16	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Gas Line Easement	This easement boundary should be marked in field so that future property owners can clearly see where the boundary is as it will potentially restrict or impact future proposed improvements (fences, sheds, etc.).	08/06/2020 7:27 PM	Chris Anderson	
		17	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Lot Depth	Does this lot have 100 feet of depth, excluding wetland, wetland setback area, etc?	08/06/2020 7:27 PM	Chris Anderson	
		18	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Density Transitioning	Transitioning will be required along the western boundary, as well as the SE corner (lots 36-39 and 43-45).	08/06/2020 7:27 PM	Chris Anderson	
		19	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Depth	Is there sufficient depth to account for transitioning if landscaping were to be used? Requires at least a 35 foot wide corridor with a berm (or 45 foot corridor with no berm) and 4 overstory, 4 understory, and 4 evergreen trees per 100 feet of common lot line (or 8 each if no berm). These are to remain in place and cannot be removed by future property owner(s).	08/06/2020 7:27 PM	Chris Anderson	

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Main Workflow	2	20	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Tree Inventory	A Tree Inventory is required, completed by an ISA Certified Arborist. Must include all oaks and evergreens 4" or greater DBH and all other deciduous trees with a DBH of 8 inches or greater. Inventory must include species, diameter, general condition, status (save or remove), and if remove, reason (e.g. mass grading, stormwater pond, etc).	08/06/2020 7:27 PM	Chris Anderson	
		21	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	General Landscaping	Project will require at least two (2) front yard trees per lot (plus density transitioning plantings if landscaping is proposed to satisfy that requirement). Trees shall be placed in boulevard or, if no sidewalk, about ten (10) feet back from curb.	08/06/2020 7:27 PM	Chris Anderson	
		22	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Wetland Setback	A 16.5 foot wetland setback is required and shall be encumbered by drainage and utility easement. Silt fence is to be placed at the boundary of the easement and vegetation within setback area shall not be disturbed.	08/06/2020 7:27 PM	Chris Anderson	
		23	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Rear Yard Plantings	Staff would encourage additional plantings in the rear yards of lots along Nowthen Blvd to buffer against noise and traffic.	08/06/2020 7:27 PM	Chris Anderson	

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Main Workflow	2	24	False	Unresolved	Environmental Review		Sketch Plan.pdf	CA	Noise Study	A noise study should be completed due to proximity to Nowthen Blvd.	08/06/2020 7:27 PM	Chris Anderson	