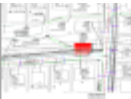


Changemarks Report


Project Name: 20-105 Hunt Property Plat

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

Report Generated: 08/17/2021 10:44 AM

4	104	False	Unresolved	Civil Engineer IV		C4.4.pdf	LL	Street C alignment	<p>Street C may need to be shifted to provide construction room outside of the Gas Line Easement. See related comments in this review cycle.</p> <p>Alteration of grade inside the gas easement is generally not permitted. This would include installation of small utilities along the north edge of this road.</p>	08/16/2021 12:30 PM	Len Linton
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Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	103	False	Unresolved	Civil Engineer IV		C4.0.pdf	LL	Utility Crossings of Natural Gas Lines	<p>Utility crossings of Natural Gas lines must all be reevaluated with the goal of minimizing crossings.</p> <p>Areas of concern:</p> <p>Street A The sanitary is 18 feet deep. The gas company will not allow an 18 foot deep open cut to install the sewer. The watermain could be close to the elevation of the gas pipe lines.</p> <p>Street B The sanitary is 12 feet deep. The gas company will not allow a 12 foot deep open cut to install the sanitary sewer. The watermain could be close to the elevation of the gas pipe lines. The storm sewer just west of Street B is close to the elevation of the gas lines.</p> <p>The Sanitary sewer should be evaluated to evaluate the feasibility of one crossing of the gas lines.</p>	08/16/2021 12:06 PM	Len Linton	

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Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	102	False	Unresolved	Civil Engineer IV		C4.1.pdf	LL	Stormwater Discharge Location	<p>Please provide documentation that stormwater will naturally flow away from this point and not cause damage to downstream properties.</p> <p>This comment applies to all locations where stormwater leaves the site.</p>	08/16/2021 11:36 AM	Len Linton	
		101	False	Unresolved	Civil Engineer IV		C3.5.pdf	LL	Notice of Termination	The City must approve the Notice of Termination before it is submitted to the MPCA.	08/16/2021 11:05 AM	Len Linton	
		100	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Corrections required.	Comments on C3.1, C3.2 and C3.3 apply to this sheet.	08/16/2021 11:01 AM	Len Linton	
		99	False	Unresolved	Civil Engineer IV		C3.3.pdf	LL	Grading over Northern Natural Gas Line	Letter from Northern Natural Gas approving grading in easement required before project can be submitted for preliminary Plat.	08/16/2021 10:59 AM	Len Linton	
		98	False	Unresolved	Civil Engineer IV		C3.2.pdf	LL	Site Drainage	All runoff from proposed impervious surfacwes must be captured on site and direceted stormwater ponds. Runoff from these areas cannot be directed to adjcaent properties without passing through stormwater treatment devices.	08/16/2021 10:53 AM	Len Linton	

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Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	97	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Pond Access	A driveable route in an easement is required on all ponds for ease of maintenance. Revise the plans as needed to provide the required accesses.	08/16/2021 10:49 AM	Len Linton	
		94	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Infiltration calcs must be provided	The City prefers the MIDS Calculator. Screen shots of the infiltration basin input parameters must be included in the Stormwater Summary report. Stormwater calculations must comply with the Lower Rum River Watershed Management Organization and City stormwater requirements.	08/16/2021 10:39 AM	Len Linton	
		95	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Lower Rum River Watershed Management Organization Permit	A Lower Rum River Watershed Management Organization (LRRWMO) Permit will be required. The Storm Water Permit application with supporting calculations must be submitted to the City for review and signature on the application before submittal to the LRRWMO.	08/16/2021 10:39 AM	Len Linton	
		96	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Low Floor Elevations	Low floor elevations must meet the LRRWMO requirements. This separation is to the lowest floor, not the lowest opening.	08/16/2021 10:39 AM	Len Linton	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	93	False	Unresolved	Civil Engineer IV		C1.1.pdf	LL	Floodplain	The discussion at an earlier meeting was that the developer would investigate the extent of the flood plain on this parcel. This information must be provided.	08/16/2021 10:29 AM	Len Linton	
		87	False	Unresolved	Civil Engineer II		C3.3.pdf	JF2	2nd row of protection	2 rows of protection for wetland.	08/11/2021 2:54 PM	Joe Feriancek	
		85	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Site Information	Update Site Location	08/11/2021 2:52 PM	Joe Feriancek	
		86	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Inspections	Send weekly and rainfall event inspection reports to City Inspector.	08/11/2021 2:52 PM	Joe Feriancek	
		82	False	Unresolved	Civil Engineer II		C3.3.pdf	JF	Northern Natural Gas	We will need to see confirmation that Northern Natural Gas has reviewed and approved the grading plan. Believe must maintain 3 feet of cover minimum over their lines.	08/11/2021 2:48 PM	Joe Feriancek	
		83	False	Unresolved	Civil Engineer II		C3.3.pdf	JF	NW Wetland match	Matching in will very steep slopes adjacent to the wetland, may need to consider a retaining wall.	08/11/2021 2:48 PM	Joe Feriancek	
		84	False	Unresolved	Civil Engineer II		C3.3.pdf	JF	Block 3 Lowest Floors	Review LRRWMO guidelines for lowest floor.	08/11/2021 2:48 PM	Joe Feriancek	

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Main Workflow	4	76	False	Unresolved	Civil Engineer II		C0.2.pdf	JF	Easement through properties?	This easement is over a storm line, which runs off the lot line. I'm not in favor of this layout, see this as having issues down the road when additional zoning and building permits are applied for. As well as issues with access to the easement after full build out.	08/11/2021 2:10 PM	Joe Feriancek	
		77	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Street A too steep	Measuring above max 7.0% slope on Street A, near 895 contour.	08/11/2021 2:16 PM	Joe Feriancek	
		78	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Pond elevations	Add pond elevation notes to this sheet.	08/11/2021 2:16 PM	Joe Feriancek	
		79	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Existng Ground tie-ins	Need to be clear how the proposed contours are going to tie into the existing ground. Verify no negative impacts to the adjacent property.	08/11/2021 2:16 PM	Joe Feriancek	
		80	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Block 2 Lots 1 - 5 Storm sewer	Rear yard storm sewer. Don't support proposed layout. If rear yard drainage is necessary, gain it with a swale, or by running laterals from a trunk line in the street.	08/11/2021 2:16 PM	Joe Feriancek	
		81	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	West plat line impacts	As shown grading will go al lthe way to the west plat line, if we're disturbing up to the line, why not place the stormwater control along the plat line as well?	08/11/2021 2:16 PM	Joe Feriancek	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	92	False	Unresolved	City Planner		C0.2.pdf	Chloe 1	Trail required along 175th	Build 10 foot trail along 175th OR provide cash in lieu of building. Need easement along this area for trail as well.	08/11/2021 1:59 PM	Chloe McGuire Brigl	
		91	False	Unresolved	City Planner		C0.2.pdf	Chloe	Traffic Study	As noted with Sketch Plan, traffic study required for this site	08/11/2021 1:55 PM	Chloe McGuire Brigl	
		88	False	Unresolved	City Planner		L2.1.pdf	Chloe	10 Foot Trail	Required along Nowthen	08/11/2021 1:49 PM	Chloe McGuire Brigl	
		89	False	Unresolved	City Planner		L2.1.pdf	Chloe	Sidewalk	Sidewalk Required along 173rd	08/11/2021 1:49 PM	Chloe McGuire Brigl	
		90	False	Unresolved	City Planner		L2.1.pdf	Chloe	Crosswalk	Crosswalk required to cross 173rd	08/11/2021 1:49 PM	Chloe McGuire Brigl	
		66	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Silt Fence Basin 5P	Don't understand the location of the silt fence. The top of the pond should be recieving silt fence as well.	08/11/2021 1:38 PM	Joe Feriancek	
		67	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Pond Side Slopes	If possible, please use 4:1 side slopes for ponds. Our maintenance staff has difficulties with 3:1, and this would help.	08/11/2021 1:38 PM	Joe Feriancek	
		68	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Proposed Contour Labels	Please add additional contour labels, basins should at least have major contours labeled.	08/11/2021 1:38 PM	Joe Feriancek	

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Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	69	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Storm Line direction	Verify if this line is going the correct direction.	08/11/2021 1:38 PM	Joe Feriancek	
		70	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Lot Corner Spot Elevations	Several of the lot corner spot elevations don't appear to match up with the proposed grading contours.	08/11/2021 1:38 PM	Joe Feriancek	
		71	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Block 1 Lots 17 - 20	Don't support the grading in these rear lots as shown. straight 4:1 slope all the way down is not usable yard.	08/11/2021 1:38 PM	Joe Feriancek	
		72	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Lowest Floor Elevation	Please review the Lower Rum River WMO requirements. B1, lot 34 lowest floors are below Basin 5P 100 Yr HWL, must be minimum 2 feet above.	08/11/2021 1:38 PM	Joe Feriancek	
		73	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Basin 5P D&U Easement	This easement doesn't appear to be large enough.	08/11/2021 1:38 PM	Joe Feriancek	
		74	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	B1L10 Grading	Showing steeper the 3:1 on side of house.	08/11/2021 1:38 PM	Joe Feriancek	
		75	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	SE Corner	Max vertical grade of 7.0% is not being exceeded, however, do not recommend having the slope occur in a sharp corner. Can the grade be pushed to the north or west and avoid a steep road with a sharp curve?	08/11/2021 1:38 PM	Joe Feriancek	

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Main Workflow	4	65	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Block 1 & 4 Infiltration Basins	Soil Borings don't appear to be in the areas claimed as infiltration, Block 1 is close, don't know if BLock 4 (SB 6) will satisfy the WMO. Has the geotech report been completed?	08/11/2021 11:51 AM	Joe Feriancek	
		63	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	173rd Improvements	Believe 173rd is being improved with adjacent development? We should still see those proposed improvements represented to know that we are matching in correctly if that's the case.	08/11/2021 11:45 AM	Joe Feriancek	
		64	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	175th Avenue Improvements	Assuming turn lanes will be required on 175th Avenue, need to see that represented. 175th is a high speed road, EB right turn lane at a minimum.	08/11/2021 11:45 AM	Joe Feriancek	
		61	False	Unresolved	Environmental Review		L2.1.pdf	CA	Planting Requirements	The R-1 Residential (MUSA) - 80 district requires 2 trees in planted in the boulevard and/or front yard. Update the plan to show both trees in the front yard, with, preferably, at least one tree in the boulevard per lot.	08/11/2021 10:49 AM	Chris Anderson	
		62	False	Unresolved	Environmental Review		L2.1.pdf	CA	Gas Line Easement	Need verification from Easement holder (appears to be Northern Natural Gas Company), whether any tree plantings would be permitted within easement area.	08/11/2021 10:49 AM	Chris Anderson	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	56	False	Unresolved	Environmental Review		C4.0.pdf	CA	Storm Sewer Location	Running the storm sewer through the middle of the back yards will create all sorts of issues for the future home owners with sheds, pools, etc. It would be better if that could be pushed toward the rear lot lines.	08/11/2021 8:51 AM	Chris Anderson	
		55	False	Unresolved	Environmental Review		C2.1.pdf	CA	Floodplain	Lots 11-15 Block 2 and 1-6 Block 1 may be impacted by floodplain. More information is needed.	08/11/2021 8:45 AM	Chris Anderson	
		59	False	Unresolved	Environmental Review		L1.1.pdf	CA	Tree ID #s	Change color of Tree ID #s to black to differentiate from the contour elevations.	08/11/2021 10:08 AM	Chris Anderson	
		60	False	Unresolved	Environmental Review		L1.1.pdf	CA	Tree Removals	It appears that all of these trees are going to be removed, based on grading, stormwater pond location, and house pad locations. Update sheet accordingly.	08/11/2021 10:08 AM	Chris Anderson	
		57	False	Unresolved	Environmental Review		L1.1 (2).pdf	CA	Summary Tally	Please provide a summary tally of total significant DBH inches on site, # of inches proposed to be removed, # of inches proposed to be saved, and # of inches exempt from calculation (e.g. invasive species, removed for stormwater ponds, etc.).	08/11/2021 10:02 AM	Chris Anderson	
		58	False	Unresolved	Environmental Review		L1.1 (2).pdf	CA	Column Headers	Please include column headers.	08/11/2021 10:02 AM	Chris Anderson	

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Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	54	False	Unresolved	Environmental Review		C1.1.pdf	CA	Floodplain	Floodplain boundary should be shown on this and subsequent plan sheets.	08/05/2021 12:46 PM	Chris Anderson	
		51	False	Unresolved	Environmental Review		C0.2.pdf	CA	Wetland Setback	The 16.5 foot wetland setback must be encumbered with drainage and utility easement.	08/05/2021 12:42 PM	Chris Anderson	
		52	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain info	Floodplain boundary shall be shown. Also need to include floodplain elevation information as well.	08/05/2021 12:42 PM	Chris Anderson	
		53	False	Unresolved	Environmental Review		C0.2.pdf	CA	Stormwater Pond?	If this blue line type is for stormwater ponds, there is a 16.5 foot setback from their normal water level, which must be encumbered with drainage and utility easement.	08/05/2021 12:42 PM	Chris Anderson	