






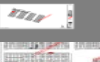


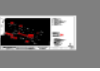
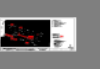
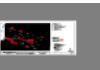
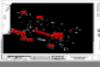





Changemarks Report










Project Name: U-Haul
 Workflow Started: 06/14/2024 1:45 PM
 Report Generated: 07/19/2024 08:42 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
		69	False	Unresolved	City Planner		Signage Proposal.pdf	Signage Proposal AM	Signage on garage-style buildings?	Will there be signage on the garage-style buildings? If yes, please provide spec information, similar to what was provided for the other two buildings.	06/27/2024 8:38 AM	Adam Martin	
		70	False	Unresolved	City Planner		Signage Proposal.pdf	Signage Proposal AM	Directional signage?	Will there be directional signage on-site (including freestanding signs and canopy-mounted signs)? If yes, please provide spec information for all of those signs, along with a site plan to show each sign's location.	06/27/2024 8:38 AM	Adam Martin	
		71	False	Unresolved	City Planner		Signage Proposal.pdf	Signage Proposal AM	Entrance signage?	Will there be entrance signage along Riverdale Drive? If yes, please provide spec information for these signs, and add them to the previously-mentioned site plan for signage.	06/27/2024 8:38 AM	Adam Martin	
		65	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Exterior Stairs	Since Ramsey and Central Minnesota tends to receive cold northwestern winds in the winter, which can accentuate snow and ice conditions on exposed metal, please consider enclosing this staircase for safety purposes.	06/26/2024 5:12 PM	Adam Martin	
		66	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Garage-Style Elevations	Please provide detailed elevations of the garage-style storage buildings, along with the proposed building materials, as was provided for the other two buildings.	06/26/2024 5:12 PM	Adam Martin	
		67	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Facade Coverage Percentages for each building material	Please provide a percentage breakdown of each building material's facade coverage to ensure compliance with Section 106-580 of City Code. This may be best represented in a table on a separate sheet.	06/26/2024 5:12 PM	Adam Martin	
		68	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Orange Garage Doors	The perspective renderings show orange garage doors on the facades of both Building A and Building B, but the elevation plans do not show these doors. Please revise the plans for consistency.	06/26/2024 5:12 PM	Adam Martin	
		53	False	Unresolved	City Planner		Floor Plan- C.pdf	Floor Plan C AM	Garage-Style Storage Units?	Will these buildings entirely consist of garage-style storage units?	06/26/2024 4:22 PM	Adam Martin	
		49	False	Unresolved	City Planner		Floor Plan- A.pdf	Floor Plan A AM	Elevators?	Are these freight elevators for the building? Please label them on the plans.	06/26/2024 4:17 PM	Adam Martin	
		50	False	Unresolved	City Planner		Floor Plan- A.pdf	Floor Plan A AM	Stairwell/Emergency Exit	According to the site plan, it appears there is an exit at this location, with a sidewalk extending north along the side of the building. However, the floor plans appear to show the doorway opening into an enclosed staircase. Will there be an external doorway here?	06/26/2024 4:17 PM	Adam Martin	


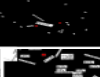













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		54	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Driveway to align with existing intersection	It was recommended by Staff to realign the west driveway to align with the intersection of Pearson Street and Riverdale Drive to reduce left-turn conflicts and improve traffic flow.	06/26/2024 4:28 PM	Adam Martin	
		55	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Driveway to align with existing intersection	It was recommended by Staff to realign the east driveway to align with the intersection of Snowy Owl Street and Riverdale Drive to reduce left-turn conflicts and improve traffic flow.	06/26/2024 4:28 PM	Adam Martin	
		57	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Employee and Customer Parking	Please clarify which parking spaces, if any, will be designated for employees, retail customers, and equipment rental customers. Specifically, please clarify if there is a plan to allow customers to rent equipment and leave their personal vehicles at this site. If this is part of the planned development, please indicate where these personal vehicles will be parked.	06/26/2024 4:28 PM	Adam Martin	Added designations to C6
		62	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Stacking spaces	Though I understand it may be difficult to predict the quantity and size of trucks and trailers staged in this area, please provide an estimate with the maximum number of trucks and trailers that will be parked here, along with the standard dimensions of each type of truck and trailer.	06/26/2024 4:28 PM	Adam Martin	
		45	False	Unresolved	City Planner		C5 Existing Conditions & Removals Plan.pdf	C5 AM	Existing legal description	Please revise this plan sheet to reflect that both the subject lot and the lot to the southeast are included in the current Outlot B Riverstone South lot.	06/26/2024 1:05 PM	Adam Martin	Revised to include entire Outlot B.
		37	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Lighting Intensity at Building Entrances	Per Section 106-310 of City Code, the minimum lighting intensity for all building entrances and exits is 5 footcandles. Please adjust the entire plan sheet accordingly to make sure all building entrances on all buildings are properly illuminated.	06/26/2024 12:57 PM	Adam Martin	
		38	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Cut sheets for lighting fixtures	Please provide cut sheets (spec sheets) for all lighting fixtures to be used on-site. Also, please be mindful that all lighting must be shielded and downcast, with cut-off angles being equal to or less than 90 degrees. All lighting must be arranged so as not to produce glare.	06/26/2024 12:57 PM	Adam Martin	



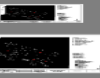



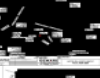




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39	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Parking lot lighting needs to be improved.	Section 106-310 of City Code requires parking areas for non-residential uses to meet a minimum lighting intensity of 1 footcandle. Large portions of the parking lot do not meet this minimum requirement. Please make sure the entire parking lot is properly illuminated to ensure a minimum coverage of 1 footcandle.	06/26/2024 12:57 PM	Adam Martin	
40	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Canopy lighting?	Will there be lights installed with the canopy to accommodate late-night returns? If yes, please show those light fixtures on this plan.	06/26/2024 12:57 PM	Adam Martin	
41	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Mounting Height Maximum	Section 106-310 of City Code limits mounting heights for free-standing and wall-mounted lights for all properties within 200 feet of residentially-zoned property. Since this property is only 80 feet from residentially-zoned property, the current maximum mounting height for light fixtures is 15 feet. City Council is currently considering a code amendment to allow lights up to 20 feet in mounting height, though it has not yet been adopted. Please adjust the pole mounting height to satisfy code requirements.	06/26/2024 12:57 PM	Adam Martin	
42	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Rear entrance needs to be illuminated	It appears there is a building entrance here, along the west side of the building. This entrance must be illuminated, with a minimum lighting intensity of 5 footcandles.	06/26/2024 12:57 PM	Adam Martin	
43	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Private Pedestrian Walkway Lighting	This sidewalk must also be illuminated, with a minimum lighting intensity of 5 footcandles for the entire length of the sidewalk.	06/26/2024 12:57 PM	Adam Martin	
44	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Parking lot lighting needs to be improved	As noted elsewhere on this plan sheet, the entire parking lot must be illuminated with a minimum lighting intensity of 1 footcandle. Please revise this plan sheet accordingly.	06/26/2024 12:57 PM	Adam Martin	
35	False	Unresolved	Civil Engineer IV		C10 Stormwater Pollution Prevention Notes.pdf	LL	Project Termination Letter	The City must approve the site prior to submitting the project termination letter for the construction stormwater permit.	06/25/2024 9:28 AM	Len Linton	Revised SWPPP Note 7
33	False	Unresolved	Civil Engineer II		C10 Stormwater Pollution Prevention Notes.pdf	Joe Feriancek	Inspection Reports	Send all weekly and 1/2 inch event inspection reports to the City Inspector.	06/24/2024 10:08 AM	Joe Feriancek	Revised Inspections and Maintenance Note 3
34	False	Unresolved	Civil Engineer II		C10 Stormwater Pollution Prevention Notes.pdf	Joe Feriancek	Sweeping tracking onto public roads	A sweeper must be available to the site within 3 hours' notice from the City that sweeping is required for tracking onto public roads.	06/24/2024 10:08 AM	Joe Feriancek	Revised SWPPP Note 14.

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31	False	Unresolved	Civil Engineer II		C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Inlet protection	add inlet protection for outlet structure and existing catch basins in Riverdale Drive which touch this property.	06/24/2024 10:05 AM	Joe Feriancek	Added inlet protection.
32	False	Unresolved	Civil Engineer II		C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Secondary erosion control for infiltration basin		06/24/2024 10:05 AM	Joe Feriancek	Added silt fence around basin.
28	False	Unresolved	Civil Engineer II		C8 Utility Plan.pdf	Joe Feriancek	connect to existing storm service	Verify this is the location of an existing storm service. Looking at the as-builts I believe the existing storm stub is approx. 20' west of the eastern sanitary service stub.	06/24/2024 9:54 AM	Joe Feriancek	Revised location of storm Sewer. per Record Plans.
29	False	Unresolved	Civil Engineer II		C8 Utility Plan.pdf	Joe Feriancek	Sanitary Service	Cleanouts every 100' are required with plumbing code; City typically requires a cleanout on the topside of bends greater than 11.25-degrees. Consider that with the cleanout locations.	06/24/2024 9:54 AM	Joe Feriancek	Added Cleanouts.
30	False	Unresolved	Civil Engineer II		C8 Utility Plan.pdf	Joe Feriancek	existing sanitary and storm stubs	show the existing stubs near the east entrance.	06/24/2024 9:54 AM	Joe Feriancek	Added existing stubs per record plans.
24	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	878.63 spot point	Not requiring a revision, just noting the spot elevation 878.63 appears to be in a valley with 7+ percent toward the 880-contour line and 4 percent towards the building; might want to consider softening the grades in this area.	06/24/2024 9:31 AM	Joe Feriancek	revised spot elevation to soften grades.
25	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	Drainage in-front of 879.00 LP inlet	runoff from the north and off of the building are being funneled to this low point. The high point is 879.2, which is creating a very flat area in front of the low point.	06/24/2024 9:31 AM	Joe Feriancek	Added spot elevation at CB in pavement area to show sufficient slope.
26	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	876 Low contour west of building	showing approx. 876 low point on the back side of the west building; needs to be drained rather than runoff going into adjacent property.	06/24/2024 9:31 AM	Joe Feriancek	Added CB and FES to collect stormwater.
27	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	grading onto adjacent property	Looks like a proposed contour line on the adjacent property. Must show agreement with adjacent property owner to allow this.	06/24/2024 9:31 AM	Joe Feriancek	Revised grading to keep it on site.
21	False	Unresolved	Civil Engineer II		C6 Site Plan.pdf	Joe Feriancek	Existing storm and sewer stubs	show existing stubs near the east entrance.	06/24/2024 9:13 AM	Joe Feriancek	Added stubs per record plans.
22	False	Unresolved	Civil Engineer II		C6 Site Plan.pdf	Joe Feriancek	East entrance location	Ideally, line this entrance up with the adjacent street	06/24/2024 9:13 AM	Joe Feriancek	
23	False	Unresolved	Civil Engineer II		C6 Site Plan.pdf	Joe Feriancek	Reference Note 2	I'm not seeing note 2 on the plans; is tip out curb & gutter being used anywhere?	06/24/2024 9:13 AM	Joe Feriancek	Revised to state it is not used.
19	False	Unresolved	Civil Engineer II		C5 Existing Conditions & Removals Plan.pdf	Joe Feriancek	Street Name	Adjust adjacent street name(s) so they can be read.	06/24/2024 9:02 AM	Joe Feriancek	Revised.
20	False	Unresolved	Civil Engineer II		C5 Existing Conditions & Removals Plan.pdf	Joe Feriancek	Sanitary and Storm Sewer Stubs	Our as-builts from Riverdale Drive Trunk Utility Improvements show both sanitary and storm sewer stubs onto this site across from Snowy Owl Street (west of the shown water service	06/24/2024 9:02 AM	Joe Feriancek	Added existing stubs from record plans.
18	False	Unresolved	Civil Engineer II		C4 Details and Construction Notes.pdf	Joe Feriancek	Construction Notes	Are there any construction notes per the sheet title?	06/21/2024 3:57 PM	Joe Feriancek	No. Revised Sheet title.

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	12	False	Unresolved	Environmental Review		L1.2.pdf	CA	Water Efficient Technology	Add a note specifying that the irrigation system must include some form of water efficient technology, such as a smart controller and/or soil moisture sensors.	06/21/2024 3:13 PM	Chris Anderson	Addressed Per Landscape Note #16, Sheet L1.2.
	14	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #01	How Far away are these building from the current Hydrants? If over 300 feet, a hydrant will need to be located inside the property.	06/21/2024 3:38 PM	Chris Weiss	Added hydrant on site.
	15	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #02	Good Location for another hydrant if needed.	06/21/2024 3:38 PM	Chris Weiss	Added hydrant.
	16	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #03	Both Buildings will require an approved Fire Department Knox Box	06/21/2024 3:38 PM	Chris Weiss	Noted.
	17	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #03	Both Buildings will require an approved Fire Department Knox Box	06/21/2024 3:38 PM	Chris Weiss	Noted.
2	80	False	Unresolved	Environmental Review		L1.2.pdf	ca	Irrigation Notes	PLEASE ADD NOTE SPECIFYING THAT SOME FORM OF WATER EFFICIENT TECHNOLOGY, IN ADDITION TO THE STATE REQUIRED RAIN SENSOR, MUST BE INCLUDED. AN EXAMPLE OF WATER EFFICIENT TECHNOLOGY WOULD BE A SMART CONTROLLER.	07/18/2024 4:34 PM	Chris Anderson	
	75	False	Unresolved	Fire		C8 Utility Plan.pdf	Fire	Changemark note #01	Will this be an added hydrant? Legend on sheet does not show proposed hydrant	07/10/2024 5:07 PM	Chris Weiss	
	76	False	Unresolved	Engineering Tech		C8 Utility Plan.pdf	Logan Czech	FES 104A	Based on the FES invert and CB 103A rim elevations, there would be a ~1:1 slope between flare and CB. This would be a maintenance nightmare and should be a minimum 3:1.	07/10/2024 9:44 AM	Logan Czech	
	77	False	Unresolved	Engineering Tech		C8 Utility Plan.pdf	Logan Czech	CB 103A	Add N invert elevation	07/10/2024 9:44 AM	Logan Czech	
	78	False	Unresolved	Engineering Tech		C8 Utility Plan.pdf	Logan Czech	OS-1, New CB	Give new CB a number/name. Also round elevations for these structures to the hundredth instead of tenth, similar to other sewer.	07/10/2024 9:44 AM	Logan Czech	
	79	False	Unresolved	Environmental Review		L1.2.pdf	CA	Water Efficient Technology	Please add a note under Irrigation Notes specifying that in addition to the required rain sensor, some form of water efficient technology, such as a smart controller, shall be installed as part of the irrigation system.	07/09/2024 4:14 PM	Chris Anderson	