

Memorandum

Phillips Crossing/ Grant Park Addition

To: Grant Park Capital
From: Planning & Zoning Commission
Date: August 4, 2022
Subject: Compliance Deficiencies
cc: Baltic City Council

OVERVIEW

Below is a list of items that were deemed not up to city code per City staff for both the Phillips Crossing and Grant Park Addition. Items are listed under three categories: Immediate Action Items, Action Items, and Punchlist Items. Immediate Action items will need to be resolved per city satisfaction in order to resume review and acceptance of building permits, Action Items need to be resolved in the near future and if no action is taken the developer is at risk of ceased building permits, and Punchlist items will be required to be completed to city satisfaction prior to the City accepting maintenance of the streets and utilities.

The City of Baltic request a response letter noting plan of action and timeline of resolution to all items listed below. It is understood that construction is an ongoing process and items change as construction progresses. The City of Baltic will continue to review items as and update the list below as necessary.

Phillips Crossing

IMMEDIATE ACTION ITEMS

1. Lot depths not meeting City of Baltic Subdivision code to be resolved.
2. Review drainage easements and provide data to ensure 100-year storm is contained within drainage easement.
3. Provide drainage calculations and grading plan to ensure no negative impacts to adjacent properties.
4. Culvert at 7th and Lovely to be cleaned free of silt. Topsoil to be reshaped and seeded as necessary.
5. Grade boulevards from curb to lot line at a minimum 2% grade. Ensure positive drainage throughout the development.

ACTION ITEMS

1. Clean all storm sewer to ensure pipe has sufficient capacity. Ensure erosion control is in place in order to keep the storm sewer clean.
2. Ensure erosion control practices are implemented at all times of construction.

PUNCHLIST ITEMS

1. Adjust all fire hydrants to the proper elevation of grade ring on hydrant to 0.1' above curb.
2. Straighten 2nd hydrant south of Lovely on 7th Street.
3. Turn hydrant on middle cul-de-sac to be square with curb.
4. Touch up paint on all fire hydrants.
5. Install sidewalk on 7th Street – West side from Lovely to back lot line of first lot.
6. Provide utility construction testing reports (sanitary sewer and watermain)

Grant Park Addition

IMMEDIATE ACTION ITEMS

1. Review drainage easements and provide data to ensure 100-year storm is contained within drainage easements.
2. Provide drainage calculations and grading plan to ensure no negative impacts to adjacent properties.

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Phillips Crossing/ Grant Park Addition

3. Provide stormwater management plan that detains all runoff on site or provide agreement if using adjacent property for storage. Provide design calculations for stormwater detention.
4. Lot depths not meeting City of Baltic Subdivision code to be resolved.
5. Grade boulevards from curb to lot line at a minimum 2% grade. Ensure positive drainage throughout the development.
6. Grade rear lot lines to eliminate water retention and water runoff on adjacent lots.
7. Remove sediment from Murphy's pond to condition prior to project commencing.
8. Repair riprap along Murphy's pond
9. Remove sediment from drainage ditch west of 5th Street riprap.
10. Remove sediment from ditch north of property on east side of 5th Street. Regrade and reseed as necessary.
11. Remove sediment from drainage ditch through school property. Regrade and reseed as necessary.

ACTION ITEMS

1. Clean all storm sewer to ensure pipe has sufficient capacity. Ensure erosion control is in place in order to keep storm sewer clean.
2. Ensure erosion control practices are implemented through all stages of construction.
3. Remove sediment from detention basin on south side of property. Regrade and stabilize as necessary. Install erosion control measures around detention basin.

PUNCHLIST ITEMS

1. Adjust all fire hydrants to proper elevation of grade ring on hydrant to 0.1' above curb elevation.
2. Straighten fire hydrant on Elizabeth.
3. Provide solution to trench settlement on 5th Street from manhole in Valley View Ave.
4. Provide utility construction testing reports (sanitary sewer and watermain).