

1 - Wetland/Stormwater Pond Setback

Created by: Chris Anderson
On: 06/08/2020 12:32 PM

While the 16.5 foot setback is shown on the plan, that is also the boundary of where silt fence should be installed and there shall not be any disturbance beyond that barrier. It is unclear if that is feasible based on this layout.

----- 0 Replies -----

2 - Wetland Delineation

Created by: Chris Anderson
On: 06/08/2020 12:34 PM

Delineations are only valid for 5 years. A new wetland delineation will be required as part of any development proposal on this site.

----- 0 Replies -----

3 - Tree Inventory

Created by: Chris Anderson
On: 06/08/2020 12:36 PM

A Tree Inventory and Preservation Plan will be required. All oaks and evergreens with a DBH of 4 inches or greater as well as all other deciduous trees with a DBH of 8 inches or greater must be inventoried by an ISA Certified Arborist or a SAF Certified Forester. Inventory must include species, diameter, condition, status (remove/preserve), and if remove, reason for removal (e.g. house pad, grading, stormwater pond, etc.). At least 40% of the DBH inches shall be retained on site.

----- 0 Replies -----

4 - Density Transitioning

Created by: Chris Anderson
On: 06/08/2020 12:40 PM

It appears that Density Transitioning will be required along the eastern boundary of all 4 lots. If landscaping is used, it shall require 2 overstory trees, 2 evergreen trees, and 2 ornamental trees for every 100 feet of common boundary. Plantings shall be located within a 25 foot wide buffer area.

----- 0 Replies -----

5 - Noise Study

Created by: Chris Anderson
On: 06/08/2020 12:44 PM

A noise study should be completed due to the site backing up to State Highway 47.

----- 0 Replies -----

6 - Screening

Created by: Chris Anderson
On: 06/08/2020 12:51 PM

Either through tree preservation or additional landscaping, screening should be seriously considered along the western boundary to help buffer against highway traffic.

----- 0 Replies -----

7 - Driveways

Created by: Chloe McGuire Brigl
On: 06/08/2020 03:45 PM

Please show proposed driveways

----- 0 Replies -----

8 - Lot coverage calculation

Created by: Chloe McGuire Brigl
On: 06/08/2020 03:46 PM

Please update the lot coverage calculation on this lot if wetland is under D/U and not outlot. 16.5 foot buffer required on edge of all wetland.

----- 0 Replies -----

9 - Acreages

Created by: Chloe McGuire Brigl
On: 06/08/2020 03:47 PM

Please show the acreages of each lot

----- 0 Replies -----

10 - Easement

Created by: Joe Feriancek
On: 06/11/2020 07:51 AM

Wetland plus 16.5' buffer must be incumbered within drainage & utility easement. The wetland must be delineated. Please keep in mind no part of a structure is allowed within easements, this includes roof overhangs.

----- 0 Replies -----

11 - Lot 4

Created by: Joe Feriancek
On: 06/11/2020 07:52 AM

Lot 4 doesn't look buildable, no disturbance within 16.5' of wetland boundary doesn't appear attainable with this layout.

----- 0 Replies -----

12 - Reduce Number of Lots

Created by: Tim Gladhill
On: 06/15/2020 06:19 PM

Based on a culmination of comments to the Sketch Plan (wetland setbacks, density transition, driveways/access spacing), Staff recommends reducing the # of lots by 1 (3 new lots instead of 4).

----- 0 Replies -----

13 - Noise Barrier

Created by: Tim Gladhill
On: 06/19/2020 08:20 AM

Noise barrier shall be required and should be added to sketch plan. Exact details to be worked out with Preliminary Plat. City to discuss contributing to oversizing noise barrier for broader benefit.

----- 0 Replies -----

14 - Footprint Details

Created by: Tim Gladhill
On: 06/19/2020 08:22 AM

Staff cannot accurately determine full compliance with easement and eave overhang interaction. Please provide more detailed footprints to ensure that eave overhangs do not encroach into drainage and utility easements.

----- 0 Replies -----

15 - Architectural Renderings

Created by: Tim Gladhill
On: 06/19/2020 08:25 AM

Please provide architectural renderings.

----- 0 Replies -----

16 - Stormwater

Created by: Len Linton
On: 06/18/2020 12:35 PM

A Lower Rum River Watershed Management Organization (LRRWMO) permit will be required. The LRRWMO requires rate control for the 2, 10 and 100 year rates. The LRRWMO also

requires infiltration of the first 1" of runoff from the site. The sketch plan does not show any areas for ponding for rate control or infiltration. This must be corrected on the preliminary plat.

----- 0 Replies -----