




Changemarks Report

Project Name: Ramsey Villas North

Workflow Started: 06/04/2020 1:56 PM




Report Generated: 08/24/2020 02:05 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	9	False	Unresolved	Civil Engineer IV		Ramsey Villas North Sketch Plan 6-4-20.pdf	LL	Stormwater	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.	06/18/2020 12:47 PM	Len Linton	
		10	False	Unresolved	Community Development Director		Ramsey Villas North Sketch Plan 6-4-20.pdf	Tim Gladhill	Reduce Number of Lots	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).	06/19/2020 8:27 AM	Tim Gladhill	
		11	False	Unresolved	Community Development Director		Ramsey Villas North Sketch Plan 6-4-20.pdf	Tim Gladhill	Noise Barrier	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.	06/19/2020 8:27 AM	Tim Gladhill	

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Main Workflow	1	12	False	Unresolved	Community Development Director		Ramsey Villas North Sketch Plan 6-4-20.pdf	Tim Gladhill	Footprint Details	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.	06/19/2020 8:27 AM	Tim Gladhill	
		13	False	Unresolved	Community Development Director		Ramsey Villas North Sketch Plan 6-4-20.pdf	Tim Gladhill	Architectural Renderings	Please provide architectural renderings.	06/19/2020 8:27 AM	Tim Gladhill	
		7	False	Unresolved	Civil Engineer II		Ramsey Villas North Sketch Plan 6-4-20.pdf	JJF	Easement	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.	06/11/2020 8:01 AM	Joe Feriancek	
		8	False	Unresolved	Civil Engineer II		Ramsey Villas North Sketch Plan 6-4-20.pdf	JJF	Lot 4	Lot 4 doesn't look buildable, no disturbance within 16.5' of wetland boundary doesn't appear attainable with this layout.	06/11/2020 8:01 AM	Joe Feriancek	
		1	False	Unresolved	Environmental Review		Ramsey Villas North Sketch Plan 6-4-20.pdf	CA	Wetland/Stormwater Pond Setback	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.	06/08/2020 12:53 PM	Chris Anderson	

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Main Workflow	1	2	False	Unresolved	Environmental Review		Ramsey Villas North Sketch Plan 6-4-20.pdf	CA	Wetland Delineation	Delineations are only valid for 5 years. A new wetland delineation will be required as part of any development proposal on this site.	06/08/2020 12:53 PM	Chris Anderson	
		3	False	Unresolved	Environmental Review		Ramsey Villas North Sketch Plan 6-4-20.pdf	CA	Tree Inventory	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.	06/08/2020 12:53 PM	Chris Anderson	
		4	False	Unresolved	Environmental Review		Ramsey Villas North Sketch Plan 6-4-20.pdf	CA	Density Transitioning	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.	06/08/2020 12:53 PM	Chris Anderson	

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Main Workflow	1	5	False	Unresolved	Environmental Review		Ramsey Villas North Sketch Plan 6-4-20.pdf	CA	Noise Study	A noise study should be completed due to the site backing up to State Highway 47.	06/08/2020 12:53 PM	Chris Anderson	
		6	False	Unresolved	Environmental Review		Ramsey Villas North Sketch Plan 6-4-20.pdf	CA	Screening	Either through tree preservation or additional landscaping, screening should be seriously considered along the western boundary to help buffer against highway traffic.	06/08/2020 12:53 PM	Chris Anderson	
	2	35	False	Unresolved	Civil Engineer IV		C3 GRADING & EROSION CONTROL PLAN.pdf	LL	Rear Yard Drainage	A drainage and utility will be required over lots 2 & 3 to encumber drainage swale. Easement placement must allow for construction of Deck on rear of house without encroachment.	08/21/2020 10:07 AM	Len Linton	
		36	False	Unresolved	Civil Engineer IV		C3 GRADING & EROSION CONTROL PLAN.pdf	LL	Install Silt Fence	Install Silt Fence across front of lots, leaving openings for each future driveway. Biologs do not provide adequate protection in these locations.	08/21/2020 10:07 AM	Len Linton	
		31	False	Unresolved	Civil Engineer II		C6 CONSTRUCTION DETAILS.pdf	JJF	Add Details	Add detail for silt fence Add detail for tree save fence	08/14/2020 1:39 PM	Joe Feriancek	
		28	False	Unresolved	Civil Engineer II		C4 UTILITY PLAN.pdf	JJF	Sewer Connections	Use an Insert-A-Tee or approved equal.	08/14/2020 1:37 PM	Joe Feriancek	

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Main Workflow	2	29	False	Unresolved	Civil Engineer II		C4 UTILITY PLAN.pdf	JJF	Curb Stop	If the curb stop goes into the driveway it needs to have a driveway box. This curb stop looks like it will likely be in the driveway so consider adding it to the plans.	08/14/2020 1:37 PM	Joe Feriancek	
		30	False	Unresolved	Civil Engineer II		C4 UTILITY PLAN.pdf	JJF	Extending existing services Lot 1	Why partially extend services for Lot 1? Understand the desire to confirm location/elevation just not partial extension. I would recommend pot holing the services if there's doubt they exist.	08/14/2020 1:37 PM	Joe Feriancek	
		32	False	Unresolved	Civil Engineer II		C3 GRADING & EROSION CONTROL PLAN.pdf	JJF	Swale Lot 1	Don't understand the need for a swale through the front yard of Lot 1, looks like sheet flow to back of curb is possible.	08/14/2020 1:40 PM	Joe Feriancek	
		33	False	Unresolved	Civil Engineer II		C3 GRADING & EROSION CONTROL PLAN.pdf	JJF	Rear Lot Drainage	Stormwater is being directed near the back of the structures across Lots 2 and 3 rather than to the rear of the lots within drainage and utility easement. Appears to be adequate fall to the NW on Lots 2 and 3 particularly to carry the stormwater runoff within the D&U Easements.	08/14/2020 1:40 PM	Joe Feriancek	
		34	False	Unresolved	Civil Engineer II		C3 GRADING & EROSION CONTROL PLAN.pdf	JJF	Spot Elevations	Call out proposed spot elevations at all Lot Corners.	08/14/2020 1:40 PM	Joe Feriancek	
		27	False	Unresolved	Civil Engineer II		C2 SITE PLAN.pdf	JJF	Structure in Easement	FYI, no part of the structure including overhang is allowed with the D&U Easement.	08/14/2020 1:08 PM	Joe Feriancek	

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Main Workflow	2	25	False	Unresolved	Civil Engineer II		C1 REMOVALS PLAN.pdf	JJF	Protect Mail Boxes	Protect mail boxes located SW of CDS bulb.	08/14/2020 12:55 PM	Joe Feriancek	
		26	False	Unresolved	Civil Engineer II		C1 REMOVALS PLAN.pdf	JJF	Tree Protection Fence	Aerial shows more trees than whats being removed. Provide tree protection fence at the dripline of trees to remain.	08/14/2020 12:55 PM	Joe Feriancek	
		24	False	Unresolved	Civil Engineer II		C0 Cover.pdf	JJF	Signature Block	Final Plans will need signature block wth dates, etc.	08/14/2020 12:48 PM	Joe Feriancek	
		21	False	Unresolved	Engineering Tech		C3 GRADING & EROSION CONTROL PLAN.pdf	Logan Czech	Service placement	Avoid running services directly under driveway.	08/12/2020 10:10 AM	Logan Czech	
		22	False	Unresolved	Engineering Tech		C3 GRADING & EROSION CONTROL PLAN.pdf	Logan Czech	Erosion Control	Install silt fence around perimeter instead of filter berm.	08/12/2020 10:10 AM	Logan Czech	
		23	False	Unresolved	Engineering Tech		C3 GRADING & EROSION CONTROL PLAN.pdf	Logan Czech	Noise study	Was noise study performed to ensure 6 ft cedar fence is sufficient?	08/12/2020 10:10 AM	Logan Czech	
		14	False	Unresolved	Environmental Review		L1 LANDSCAPE PLAN.pdf	CA	Additional Info Needed	Add legend so it's clear which trees are being removed and saved. Also, add tally of total tree inches, tree inches being removed, and add column with general purpose for removal (e.g. mass grading, stormwater pond, sidewalk, etc.). Certain removals may be exempt from the removal calculation.	08/12/2020 9:15 AM	Chris Anderson	

