

Changemarks Report

Project Name: 20-138 Williams Woods, Bacon Property Subdivision

Workflow Started: 11/03/2020 10:55 AM

Report Generated: 05/28/2021 09:01 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1												
	2												
	3	45	False	Unresolved	Civil Engineer IV		C3.5.pdf	LL	Temporary Sediment Basins	Temporary sediment basins must be designed by the engineer and shown on the plan. Locating the temporary sediment basins cannot be left up to the contractor.	05/25/2021 3:43 PM	Len Linton	
		43	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Wetland buffer encroachment	This driveway must be moved to avoid 16.5 ft wetland buffers.	05/25/2021 3:40 PM	Len Linton	
		44	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Stormwater ponding	Stormwater ponding must be provided to treat runoff from impervious surfaces before it enters the wetlands.	05/25/2021 3:40 PM	Len Linton	
	42	False	Unresolved	Civil Engineer IV		C3.2.pdf	LL	Adjust grading	The driveway entrance must be higher than the cul-de-sac to contain runoff in the ROW and not direct it down the private driveway which does not have ponding sized for the public street.	05/25/2021 3:33 PM	Len Linton		

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Main Workflow	3	41	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Wetlands	<p>Two reports are required for wetlands.</p> <p>1. The wetland delineation report must be submitted to and approved by the Lower Rum River Watershed Management Organization (LRRWMO).</p> <p>2. A wetland mitigation plan and report must be submitted showing the replacement areas for impacted wetlands. This must also be approved by the LRRWMO.</p>	05/25/2021 3:29 PM	Len Linton	
		51	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Address	Round Lake Boulevard is in Andover.	05/26/2021 9:48 AM	Len Linton	
		52	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Cover over storm sewer pipes	The PRELIMINARY plat plans must indicate cover over the proposed storm sewer pipe. This may be through use of profiles or notes.	05/26/2021 9:48 AM	Len Linton	
		40	False	Unresolved	Environmental Review		C2.1.pdf	CA	Wetland Setback	As shown, there is only about 14 feet between the two areas of wetland setback (between wetlands 10 & 11). The setback areas are required to be encumbered with drainage and utility easements. Driveways are not allowed within this area. An alternate route for this driveway will be needed.	05/25/2021 3:15 PM	Chris Anderson	

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Main Workflow	3	46	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Infiltration must be provided	The LRRWMO rules outline the mitigation process when infiltration cannot be achieved on site.	05/26/2021 9:41 AM	Len Linton	
		47	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Exfiltration	Exfiltration should not be used as an outflow device for wetlands, especially over the horizontal area below the water level.	05/26/2021 9:41 AM	Len Linton	
		48	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Coordination of plans	A wetland delineation report is required for this project. The HydroCAD ponds must reference the basin numbers from the wetland delineation report.	05/26/2021 9:41 AM	Len Linton	
		49	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Node Dividing Lines	The proposed contours must be lighter and the Node dividing lines must be darker to stand out over the contour lines, especially where the road is.	05/26/2021 9:41 AM	Len Linton	
		50	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	MIDS Calculator	Please submit screen shots of the Watershed tab and the BMP Parameters tab for each BMP. We need to see the proposed slopes on the swales.	05/26/2021 9:41 AM	Len Linton	
		24	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Temp Sed Basin	Note 1 is confusing, is a temporary sedimentation basin being provided?	05/25/2021 10:26 AM	Joe Feriancek	

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Main Workflow	3	25	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Inspections	Add note to send weekly and storm event inspection report to the City Inspector. At project close the SWPPP history must be sent to the City.	05/25/2021 10:26 AM	Joe Feriancek	
		26	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	N.O.T.	Send the N.O.T. to the City for review before sending in.	05/25/2021 10:26 AM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Erosion Control Items	Make prominent items bold, to stand out better.	05/25/2021 10:16 AM	Joe Feriancek	
		21	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Wetland Elevation	What is the groundwater elevation, we need to know this to confirm lowest floor elevations.	05/25/2021 10:16 AM	Joe Feriancek	
		22	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Profiles and Cross Sections	Final Plat submittal will require profiles and cross sections.	05/25/2021 10:16 AM	Joe Feriancek	
		23	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Drainfield Area	Show the primary and secondary septic areas, need to be protected by silt fence during construction.	05/25/2021 10:16 AM	Joe Feriancek	
		17	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Subgrade Corrections	I haven't seen a geotech report for this site, but with the amount of wetlands, are soil corrections going to be needed under the road section?	05/25/2021 9:24 AM	Joe Feriancek	
		18	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Culverts?	Show proposed culvert locations.	05/25/2021 9:24 AM	Joe Feriancek	

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Main Workflow	3	19	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Alignment Stationing	Show alignment stationing.	05/25/2021 9:24 AM	Joe Feriancek	
		15	False	Unresolved	Civil Engineer II		C7.1.pdf	JF	Bit Mix Design	Use a type "C" oil.	05/25/2021 9:20 AM	Joe Feriancek	
		16	False	Unresolved	Civil Engineer II		C7.1.pdf	JF	Typical Section	Not consistant with the plans, which show 32 feet of pavement plus 2-foot gravel shoulders.	05/25/2021 9:20 AM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		C1.2.pdf	JF	Tree Removal	Show tree removals on this sheet.	05/25/2021 9:13 AM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	Identy line type	Identify large dashed line, it's not obvious what this is.	05/25/2021 9:11 AM	Joe Feriancek	
		29	False	Unresolved	Environmental Review		L1.1.pdf	CA	Topsoil	Add note stating that 4 inches of topsoil, with not more than 35% sand content, shall be installed in all disturbed areas not otherwise improved with impervious surfaces.	05/21/2021 9:45 AM	Chris Anderson	
		28	False	Unresolved	Environmental Review		C3.1.pdf	CA	Culvert	Please have surveyor shoot the elevation of the bottom of the existing culvert at both ends. Also, replacement culvert shall be a flat bottomed (arch) style culvert.	05/21/2021 9:35 AM	Chris Anderson	

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Main Workflow	3	27	False	Unresolved	Environmental Review		C3.0.pdf	CA	Silt Fence	Silt Fence shall be no closer than 16.5 feet from the delineated boundary of wetlands or from the designed normal water level of storm water ponds (the areas intended to be encumbered with drainage and utility easement).	05/21/2021 9:33 AM	Chris Anderson	
		30	False	Unresolved	Environmental Review		C0.2.pdf	CA	Ingress & Egress Easement	Is this easement existing? If so, is it needed any longer once there's a public road? If not, it should be vacated.	05/28/2021 8:50 AM	Chris Anderson	
		31	False	Unresolved	Environmental Review		C0.2.pdf	CA	Drainage and Utility Easements	Drainage and utility easements must extend at least 16.5 feet beyond the delineated boundary of wetlands and 16.5 feet beyond storm water ponds as well. The easement boundaries around all wetlands need to be expanded and easement needs to be added for the storm water ponds on this sheet and all subsequent sheets as well.	05/28/2021 8:50 AM	Chris Anderson	
		32	False	Unresolved	Environmental Review		C0.2.pdf	CA	Wetland Impacts	Need to identify a way to clearly inform future home owners of the wetland boundaries on the lots (maybe some sort of small signage). This would assist in minimizing impacts (e.g. filling or excavating) to wetland areas by future home owners.	05/28/2021 8:50 AM	Chris Anderson	

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Main Workflow	3	33	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Boundary	The floodplain boundary needs to be added to this and subsequent sheets.	05/28/2021 8:50 AM	Chris Anderson	
		34	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Info	For all driveways that are in or crossing through the floodplain, documentation must be provided by the PE verifying that the driveways are not causing more than 0.5 foot rise in flood elevation.	05/28/2021 8:50 AM	Chris Anderson	
		35	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Info	The public road and driveways can be no more than two (2) feet below the Regulatory Flood Protection Elevation. This info needs to be documented on the plan set.	05/28/2021 8:50 AM	Chris Anderson	
		36	False	Unresolved	Environmental Review		C0.2.pdf	CA	Cul-De-Sac Length	Cul-de-sac exceeds maximum length allowed by city code (600 feet). Planning Commission will be considering the requested variance at their June meeting.	05/28/2021 8:50 AM	Chris Anderson	
		37	False	Unresolved	Environmental Review		C0.2.pdf	CA	Soil Borings	Soil borings for each lot must be conducted to verify that there are suitable Class I soils for septic system and an alternate site.	05/28/2021 8:50 AM	Chris Anderson	



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Main Workflow	3	38	False	Unresolved	Environmental Review		C0.2.pdf	CA	Easement Width	Ten (10) foot wide drainage and utility easement required adjacent to public road right-of-way and unplatted lands. All other drainage and utility easements along common lot lines shall be ten (10) feet in width, with five (5) feet on each side of the common lot line.	05/28/2021 8:50 AM	Chris Anderson	