

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

- There are two options for detention and water quality features in residential developments:

1) If there are any shared features which serve multiple lots not under common ownership, these must be located in an Open Space Lot to be maintained by an HOA. (This is the City's preferred option).

2) If there will not be an HOA and the lots will not be under common ownership, detention and water quality must be handled on a lot-by-lot basis (for example, by individual raingardens on each lot, each within a Green Infrastructure Easement), not through the use of shared stormwater features.

The proposed use of "open space areas" within lots to semantically address the requirements of the Stormwater Ordinance and requiring individual homeowners to maintain shared stormwater features is not an acceptable approach.

2. B. General Information

- The previous comment "Provide the length, width and location of the guest parking stalls." was not completely addressed. Provide the width of the parking stalls. Indicate which side of the drive the parking stalls are to be located.

Planning (Landscape)

General Comments

3. Informal open space

- Zoning ordinance 5.5.2(2) refers to "formal" open space. Per COF Zoning 5.5.3 private open space, 15% of the gross development shall be informal open space. Applicant meets the open space requirement with the existing tree lines. Applicant shall provide the open space calculations on the plans.