

REVISED CONDITIONS OF APPROVAL (3/20/15):

Addressing**General Comments****1. Addressing**

- Ruskin Park can't be used

Engineering - Preliminary Plat Checklist**General Comments****2. Stream buffer and lot lines**

- The previous comment "Stream buffers must be located in an open space. No property lines are permitted in the stream buffers" was not completely addressed. Proposed lot lines cross into the stream buffers.

3. Stream buffer and utility easements

- The previous comment "Utility easements are not permitted in the stream buffer. Stream crossings must disturb the least amount of stream buffer possible and all utilities and access must cross the stream in one location" was not completely addressed. Easement boundaries cross into the buffers.

4. Sidewalk location

- Addressing the previous comment "Provide the location of the sidewalks" has brought up another comment. The box culvert must be extended for the sidewalks.

5. Stormwater quality and detention access

- The previous comment "Provide access easements to all water quality and detention. The easements must be at least 10 feet wide. There must be no walls or fences in the access easements." was not completely addressed. The access easements must allow access of construction equipment and no drainage channel or headwalls are permitted in the access easement.

6. E. Preliminary Plat

- The applicant shall give and show the length of the east segment of the wedge for ROW dedication.

Planning**McEwen Meadow Subdivision, preliminary plat - submittal 003.pdf****7. open space lot labeling**

- The applicant shall label the open space lots consistent with the rest of the lot labeling; they should be labeled 13-16.

8. Buffer zone labeling

- The applicant shall hatch the area of incompatible lot size buffer, and should dimension said buffer. A note should be provided identifying the required width of the buffer, and whether the buffer is being reduced with the installation of a fence or berm.

Planning (Landscape)**General Comments****9. Detached Residential Lot Tree Chart**

- The Detached Residential Lot Tree Chart shall be provided.

Stormwater**General Comments****10. Plats**

- The applicant shall add the following note to the plat:

"Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

11. Stream Buffer

- The applicant shall add the following note to the plat:

"There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer."

12. Stream Buffer

- Not addressed. There are still lot lines that overlap with the stream buffer. Applicant shall revise lot lines to remove any stream buffer from residential lots.

13. Stream Buffer

- Staff recently (3/17/2015) received a letter from TDEC regarding the Hydrological Determination conducted on the water resources on the proposed project McEwen Meadows COF5793. In this letter the HD that was conducted onsite determined the southern channel onsite was jurisdictional up to the spring house. On the submitted plans this is called out as a WWC and thus only a 30' riparian buffer is applied. Since this has been determined to be jurisdictional this riparian buffer width shall increase to 60' on this feature up to where the HD determines it to transition.