

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Per Sec. 23-106.(2)(f)(iii) of the Stormwater Ordinance, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties. This includes storm lines:
 - between lots 1118 and 1119
 - between lot 1190 and lots 1175 and 1176
 - along the rear of lots 1189 and 1190
 - between lots 1187 and 1188
 - between lots 1142 and 1143
 - along the rear of lots 1139 through 1142
- as per previous sections, Ladd Park was designed and approved allowing for 10' easements for up to 18" pipes. We cannot redesign the rest of the subdivision per the revised rule. In the past we were not made to comply. thank you
- The previous comment, "*Per Sec. 23-106.(2)(f)(iii) of the Stormwater Ordinance, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties. This includes storm lines:*"
 - *between lots 1118 and 1119*
 - *between lot 1190 and lots 1175 and 1176*
 - *along the rear of lots 1189 and 1190*
 - *between lots 1187 and 1188*
 - *between lots 1142 and 1143*
 - *along the rear of lots 1139 through 1142" remains.*

Applicant's response that Ladd Park was only required to provide 10' easements on drainage infrastructure with previous sections is insufficient.

Whereas previous versions of Ladd Park were submitted under previous versions of the Stormwater Ordinance which did not include the 20' easement requirement for drainage infrastructure, the current Stormwater Ordinance, which was in effect when Ladd Park Section 33 Site Plan was submitted and approved, does require this easement width.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan 6028 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
- Noted
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Any unposted sureties associated with this development from site plan 6028 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning (Landscape)

General Comments

3. Fencing

- No opaque fences are allowed to abut the open space lot. Provide a note on the plat.

Stormwater

General Comments

4. Water Quality

- Provide a green infrastructure easement for the reforestation area since this is being used to meet site Rv values
- Green Infrastructure Easement added
- Please label easements as Green Infrastructure Easement or GIE