



1 - SW CDS - Future Expansion

Created by: Joe Feriancek
On: 03/16/2020 11:07 AM

Recommend leaving enough space before turning this CDS south, so if the remaining lot sells/develops, a row of houses will fit on the east side, to maximize development.

----- 0 Replies -----

2 - Grading Plans

Created by: Joe Feriancek
On: 03/16/2020 11:09 AM

When grading these lots, keep in mind lowest floor elevations must be the highest of: 3-feet above groundwater, 2-feet above 100 HWL, or 1-feet above EOF. Max allowable is 1:3, minimum is 2.0%.

----- 0 Replies -----

3 - Drainage Easement

Created by: Joe Feriancek
On: 03/16/2020 11:11 AM

Keep in mind drainage easement will be required, if pipe is used, need to be wide enough for safe maintenance, and access to ponds is required.

----- 0 Replies -----

4 - Lot Width

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:48 AM

We will measure lot width at the front yard setback (25 feet for detached villas)

----- 0 Replies -----

5 - Cul-de-sac

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:53 AM

This cul-de-sac must stay open for plowing, no planted center island

----- 0 Replies -----

6 - Standard DU easements

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:54 AM

City will require standard DU easements on each lot

----- 0 Replies -----

7 - 16.5 buffer from wetland

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:55 AM

Requirement that 16.5 feet from edge of delineated wetland is encumbered by D/U easement

----- 0 Replies -----

8 - Wetland?

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:56 AM

This lot is almost entirely wetland and won't be buildable

----- 0 Replies -----

9 - Wetland?

Created by: Chloe McGuire Brigl
On: 03/19/2020 08:56 AM

The wetlands in the front of this lot wil make it difficult to build

----- 0 Replies -----