

Collaborative Planning, LLC

MEMORANDUM

To: Brian Hagen, City Administrator

From: Cindy Nash, City Planner

Date: March 21, 2019

Subj: Planning Review Comments – River Town Villas
Preliminary Plat and Plans dated February 22, 2019

I have reviewed the preliminary plat and plans dated February 22, 2019 and have the following comments.

1. Density is preliminarily calculated at 4.82 units per acre, which is within the range allowed under the Comprehensive Plan (4 to 12 units per net acre in Multi-Family Residential). Comments in this memo and the City Engineer's memo may impact the density calculation, which will be recalculated at resubmission.
2. Addressing the comments contained in the City Planner and City Engineer staff memos may result in changes to or the removal of lots, outlots or easements.
3. The stormwater pond should be shown in an outlot and would be maintained by the City. City staff will need to review to ensure that acceptable access to maintain the pond is provided. This access shall be suitable to drive maintenance vehicles upon it, and shall be kept free of structures and landscaping.
4. Additional discussion will need to occur regarding the maintenance and ownership of the infiltration basin and rain garden.
5. A sidewalk shall be constructed on the portion of the property that fronts Church Street, along with pedestrian ramps provided at intersection of Church Street and River Road.
6. It is our understanding that certain lots may have a greater depth when shown in the final plat. Please verify that under that revised scenario that the structures can still meet the setbacks as proposed in the PUD conditions prepared by the City Planner.

7. Street trees are required in addition to two trees per lot (30-08-06, A.33). Verify that all street trees are at least 30 feet from the any intersection. In addition, on the side of any street without a sidewalk, street trees must be at least five feet from the curb. This requirement will be reviewed for compliance with final plat submissions.
8. Locations for mailbox clusters should be identified on the plans.
9. A foundation and grading as-built for each home will be required as a condition of approval of the Planned Unit Development.
10. Signage approved by the City will need to be placed along lot lines or corners next to storm ponds or wetlands.
11. Deeds for conveyance of the stormwater outlots to the City shall be coordinated with final plat recording.

cc: Justin Messner, WSB