

In an effort to clarify the Applicant's position related to deviations from the Approved Standards in the development text and to bring some clarity to the Ordinance language, please find the following information for your consideration.

Lot Size

The subject of Lot Area that list the largest and smallest lots in the subdivision, was updated to reflect the actual lot sizes in the Final Development Plan that had been carried over from the Preliminary Plan & Preliminary Plat due to last minute lot line adjustments made in an effort to obtain the requested minimum frontage width.

Lot Setbacks

Lot #1 – Minimum Rear Setback to Principal Structure was revised from 40' to 60' to include a 20' drainage easement between the 20' Tree Preservation Zone/ Setback/No-Build Zone and the 20' Minimum Depth Private Open Space to meet the cities drainage standards.

Lot #2 – Minimum Rear Setback to Principal Structure was revised from 40' to 60' to include a 20' drainage easement between the 20' Tree Preservation Zone/ Setback/No-Build Zone and the 20' Minimum Depth Private Open Space to meet the cities drainage standards.

Lot #5 – Minimum Rear Setback to Principal Structure was revised from 40' to 55' to include a 20' drainage easement between the proposed 15' Tree Preservation Zone/ Setback/No-Build Zone and the 20' Minimum Depth Private Open Space to meet the cities drainage standards. The Tree Preservation Zone Minimum Rear Setback/No Build Zone to the Private Open Space was reduces from 20' to 15' to preserve lot depth, with intent to preserve existing trees and provide the additional 20' drainage easement.

Lot #6-9 – Minimum Rear Setback to Principal Structure was revised from 40' to 55' to include a 20' drainage easement between the proposed 15' Tree Preservation Zone/ Setback/No-Build Zone and the 20' Minimum Depth Private Open Space to meet the cities drainage standards. The Tree Preservation Zone Minimum Rear Setback/No Build Zone to the Private Open Space was reduced along the norther property line from 20' to 15' to preserve lot depth, with intent to preserve existing trees and provide the additional 20' drainage easement.

Lot #10 – Minimum Rear Setback to Principal Structure was revised from 40' to 55' to include a 20' drainage easement between the proposed 15' Tree Preservation Zone/ Setback/No-Build Zone and the 20' Minimum Depth Private Open Space to meet the cities drainage standards. The Tree Preservation Zone Minimum Rear Setback/No Build Zone to the Private Open Space was reduced along the norther property line from 20' to 15' to preserve lot depth, with intent to preserve existing trees and provide the additional 20' drainage easement.