

**Planning Comments for SRB Prelim Plan preparation**  
**Melton Oaks Subdivison** **TRC 7-24-14**

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Waivers:

1. Note, your justification for each of the following waiver requests needs to be included in your waiver request letter. Jim will email you a sample.
2. Request for a waiver from the city requirement to install sidewalk along the Navaho Trail street frontage
3. Request also for a waiver from the city requirement to install sidewalk along both frontages of Five Oaks Lane and Antler Drive
4. Request for ROW width of 40 feet rather than 50 for the first 15 lots

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5. Please use LDC Section 18- 455- 462 as your reference regarding Tree Removal and Preservation. Any trees missing from the tree survey will be taken into consideration.
6. The committee discussed whether the drainage feature at the rear of the site is a blue-line stream regulated by the USACOE. Depending on the presence of a resource and its classification, Conservation Resource setbacks (CR) could be required (LDC 18-341 is the reference)
7. Without a recent delineation, this can't be determined.
8. On the plan version you provide for SRB:
  - a. The water and sewer mains are to be located under the asphalt.
  - b. The second sheet needs to overlay the site layout over the tree survey
9. The proposed stormwater pond is to be co-located with existing ditches and relative to CR setbacks. Off-site drainage may have to be addressed with the design of this project, as well as the provision of through-flow to an appropriate outfall.
10. It is recommended that the developers make efforts to reaching out to the adjacent subdivisions. It would be beneficial if they would explain their proposal to neighboring property owners prior to the public meeting of the SRB.