

As of November 1, 2016:

Staff's position is as follows:

1. On 10/31/16, Mark Hargrove reported that alternatives are currently being explored with CFPUA. An existing, 24" public sewer force main exists along River Road, Mark represents
 - a. No solution is likely for this property to tap on to the private main that serves Watermark Marina; therefore,
 - b. The alternative of Four Seasons tapping the force main is not off the table
 - c. Note that COW Capital Projects is currently designing the Independence Boulevard widening and this complicates any extension of sewer from the subject property
 - d. It has not been concluded that extension of the applicant's private/public sewer proposal from the site is feasible because of crossing the River Road public ROW and the lengthy extension along Independence that would be needed
2. Issues concerning River Road and the street yard:
 - a. The objective is to screen the uses from vehicle views as much as possible. Staff finds that the intent of streetyard landscaping appears to be accomplished by alternative means. Factors considered are:
 - i. No plantings can be placed between the fence and edge of pavement; this is a public ROW
 - ii. No plantings can be placed on the inside of the fence; this is a gas company easement.
 - iii. It is best to conceal the existing chain link
 1. Note: chain link fence is consistently used along property frontages in this area that abut River Road
 - b. We arrived at the following conclusion:
 - i. Supplement existing plant material that covers the fence. Best species for this is Confederate Jasmine.
 - ii. The rear property frontage is a driveway; however, supplementing (make a reasonable effort to install street yard trees) the existing vegetation behind the fence and cleaning up the ditch is a reasonable solution. Plantings should be added on the next landscape plan submission; Donna Clemmons plan to explain this to Chuck Ohmnacht (applicant)
3. Issues regarding stormwater management:
 - a. Staff finds that Mark has adequately satisfied the EDC requirements. See email dated 10/26/16.
4. Issues regarding interior and parking lot landscaping:
 - a. On the 9/9/16 version, parking lot and foundation plantings are good. The beefed-up landscape as shown around the pond will help screen the storage areas
5. Issues regarding LOMR for on-site fill (LOMR-F):
 - a. FEMA approval was granted on 9/23/16.
 - b. Per conversation with Kathryn T. on 10/27/16, Recertification by FEMA would be required in order for COW to proceed. Jim D. relayed this to Mark Hargrove on 11/2/16. Note that even though the LOMR plat shows the proposed 2014 flood line, FEMA would need to approve the LOMR modification in light of their newly approved flood maps. Kathryn has specifics.

J. Diepenbrock