

Subdivision regulations, 18-57(d): every practical effort possible shall be made to protect and retain all existing vegetation not actually living in public roadways, building foundation sites, driveways, paths and trails. Existing trees shall be identified as prescribed in the landscaping section of the zoning ordinance... ..and shall be protected and preserved during construction in accordance with sound conservation practices....

Recreation Space: Measured by 1306.8 sq. ft per lot. Active recreation consists of areas such as park land chosen without regard to natural features for the explicit purposes of enhancing design, such as village commons, or providing space for outdoor recreation activities which may include, but not be limited to, tennis courts, ballfields, swimming pools, and tot lots with play equipment. No more than 50% of the required recreation space can be designated as either active or passive recreation areas. Recreation areas shall be (of adequate dimensions) and are to be functionally usable and maintainable. Please refer to Section (d) for standards for Park, Recr. And Open Space areas, i.e. Unity, Usability, Shape, Location , Access, Dedication, and Ownership.

Passive recreation areas... natural spaces characterized by undisturbed soils and natural vegetative cover for wildlife habitat... .. with minimal disturbance of the vegetation.

City zoning Ordinance, (Chapter 19, City Code)

R-15: minimum frontage is met; lot areas as shown exceed the minimum

SRB review required. Scheduled for May 18; meeting time is 1:30 PM.

Please provide acceptable tree preservation and protection on drawing. Any trees proposed to be saved (note accordingly) shall not have driplines interfered with.

Coordination with NHCPS may be needed; future comments to come.

Need appropriate turnaround design.

Complete required improvements prior to plat recordation. HOA documents to go on record before any CO's can be issued.