

VINMAR VILLAGE 4,5, and 6
SUMMARY OF CHANGES AND DISPOSITION OF COMMENTS
December 8, 2017

1. 71 lots are proposed. This is a total lot reduction from the prior plan denied by Zoning Commission of 19. Net density on the prior plan was 1.439, current plan is 1.14. Gross density on the prior plan was 1.21, current plan is 0.94 du/ac.
2. All proposed lots will have a minimum width of 95 feet and a minimum depth of 150 feet. On the prior plan the minimum lot width was 90 feet. 27 +/- lots will be more than 175' deep, and 9 +/- lots will be more than 200' deep.
3. Lot depths along the north and south boundaries have been increased in response to buffer comments voiced at the November 29 meeting.
4. A slight curve was added to Street A that runs east-west along the north side of the site.
5. The increases in lot size has resulted in a reduction of open space. The amount of open space dedicated is 47%, or 34.94 acres, still well above the required 40%.
6. As a result of the layout changes, 23 additional trees will be protected.
7. The parkland dedication commitment has been removed. The 15.45-acre open space on the west side of the site will be owned and maintained by the Homeowner's Association; however, the commitments to install the off-street parking lot, ten shade trees and \$50,000 worth of improvements in the park by the Developer remain.
8. The Applicant believes the proposed water tower is a permitted use in a Planned Residential District based on Section 904.01 which states:

Within a Planned Residential District, without the use of Conservation Development Standards, the following Uses are permitted subject to the area, size, density, and other provisions set forth in the Resolution.

E. Public Buildings and/or Uses which are supported in whole or part by taxes or by special public assessment. Such Uses include but are not limited to parks, playgrounds, libraries, schools, fire stations, community centers, water treatment, pumping and storage facilities, and wastewater treatment and pumping facilities

9. The applicant will consider changing the name or adding an additional name onto 'Vinmar Village'; such as 'Vinmar Village North'. Vinmar 4, 5 and 6 will continue to be used for zoning, engineering and plating purposes to distinguish it from previous Vinmar Village phases.
10. This summer Stantec's Environmental Scientists identified three wetlands and two streams on the site. On July 3, 2017 they submitted a request for a Preliminary Jurisdictional Determination to the Army Corps of Engineers in Huntington, West Virginia, who has authority to regulate waters of the United States per Section 404 of the Clean Water Act. On July 11, 2017, the Corps responded with a letter, that has been added to the submittal, indicating they agree with Stantec's Preliminary Jurisdictional Determination. An excerpt from the letter states:

Based upon a review of the submitted report, this office has determined 0.3-acre of two (2) palustrine forested (PFO) wetlands, 0.08-acre of one (1) palustrine emergent (PEM) wetland, 0.21-acre of one (1) palustrine unconsolidated bottom (PUB) wetland, 1,085 linear feet of one (1) ephemeral stream, and 1,155 linear feet of one (1) intermittent stream are located within the survey area and may be waters of the United States in accordance with the Regulatory Guidance Letter for JDs issued by the Corps on October 31, 2016 (Regulatory Guidance Letter No. 16-01). As indicated in the guidance, this Preliminary JD is non-binding and cannot be appealed (33 CFR 331.2), and only provides a written indication that waters of the United States, including wetlands, may be present on-site.
11. The Developer will install 20 trees and mounding along the south property line between lots 48 and 59. The trees will be installed on the north side of the gas easement and include a mix of two-inch caliper deciduous trees and six-foot-tall evergreens.
12. *The ITE Trip Generation Manual 9th Edition for Land Use 210-Single Family Detached Housing* states that the peak hour of adjacent street traffic occurs between 7am – 9am and 4pm – 6pm. These time periods were analyzed based on traffic counts derived by Stantec on May 17, 2017. An Am and PM 'Peak Hour' was then determined based on this data and was used to analyze the Olivero and South Old 3C intersection, as directed by the Delaware County Engineer. Note the counts are only used to determine the level of service and trip distribution. The length of the turn lane is based on the posted speed limit and the projected volume of traffic entering the new development.