



Engineers, Surveyors, Planners, Scientists

MEMO

Date: December 20, 2021
To: Joe Shafer
From: Joe Looby
Subject: Grove – Final Development Plan

The following revisions have been made to the Final Development Plan materials per Zoning Commission's conditional approval on December 13, 2021.

5. *Identify the species, heights/calipers of all proposed plantings to demonstrate compliance with Section 903.03.B and Article 20, as may be applicable (Section 2705.04.M). Regarding, utilization of existing vegetation towards requirements, note that vegetation near but outside of the subject tract cannot be counted. This comment is being included for informational purposes only; no further action needed at this time. Note (12/1/21): Revise height of proposed evergreen trees to 5 ½ feet on Exhibit G-1 to comply with Section 2006.03.*

The proposed size for evergreen trees on Exhibit G-1 has been changed from 5 feet to 5 ½ feet.

21. *Revise the response to Section 909.02.C.1 in the development text to clarify that the referenced encroachments shall be permitted into the Limited Common Element area and that encroachments beyond said area or lot, or into common open space, limited or otherwise, shall not be permitted. This will assist with issuance of future zoning permits and enforcement.*

The text in the above-mentioned section has been revised.

DIVERGENCE REVIEW

2. *Revise the development text so that every mentioning of a divergence granted during the re-zoning/preliminary development plan process is noted as being granted during said approval process on December 28, 2020. Note (12/1/21): The following sections in the development text incorrectly read as if the referenced divergence is being requested for the first time instead of already existing and need to be corrected:*

- a. *Section 903.01*
- b. *Section 903.03.A.4*
- c. *Section 903.10.A.1*

The text in the above-mentioned sections have been revised.

3. *Revise the development text to provide a statement clarifying that this application incorporates all the previously granted divergences noted in item #2 immediately above and that said divergences remain valid. Note(12/1/21): To eliminate confusion, delete the following sentence on page 17, "The following Divergences are requested by the Developer in connection with the Development with justification for each", and modify the preceding sentence to replace "noted in item #2", with, "during the re-zoning/preliminary development plan process".*

The text in the above-mentioned section has been revised.