



ITEM:  
PLANNING COMMISSION MEETING DATE: **October 7, 2015**  
SECTION: **Land Use/Action Items**

**ITEM DESCRIPTION:**

**COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION** – Consideration of the following:

1. Comprehensive Plan Land Use Map re-designation from “HD” (High Density Residential/12+ units per acre) and “P” (Parks/Open Space) to “LD” (Low Density Residential/2-6 units per acre),
2. Rezoning from Planned Development No. 703/zones 6 and 7 to Planned Development No. 703/zone 2A,
3. Possible amendments to Planned Development No. 703/zone 2A; and
4. Subdivision of 11.51 acres into 44 single-family lots, and two outlots.

**STAFF CONTACT:**

Thomas Lovelace, City Planner

**DEPARTMENT/DIVISION:**

Community Development Department

**Action Requested**

If the Planning Commission concurs, staff is recommending the following:

1. Recommend approval of the amendment to the 2030 Land Use Map to re-designate Blocks 1-4 and Outlot A from “HD” (High Density Residential/6-12 units per acre) to “LD” (Low Density Residential/2-6 units per acre) and Outlot B to “P” (Parks and Open Space; subject to the following:
  - The section of property located north of Lots 6-10, Block 1, currently contained in Outlot F, shall be incorporated into those lots.
2. Recommend approval of the rezoning of Blocks 1-4 and Outlot A, COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION, from Planned Development No. 703/zone 6 to Planned Development No. 703/zone 2A subject to the following:
  - The section of property located north of Lots 6-10, Block 1, currently contained in Outlot F, shall be incorporated into those lots.
3. Recommend approval of the rezoning of Outlot B, COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION to Planned Development No. 703/zone 7 subject to the following:
  - The section of property located north of Lots 6-10, Block 1, currently contained in Outlot F, shall be excluded.
4. Recommend approval of the COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION preliminary plat, subject to the following conditions:
  - The plat shall be configured to have 44 residential lots and two outlots.
  - Outlot B shall be dedicated for public park purposes.
  - The dedication on the final plat of draining and utility easements within the

plat sufficient to serve all units within the development, either as defined or blanket easements.

- Dedication on the final plat of a draining and utility easement over Outlot A.
- The dedication of a one foot (1') wide easement that will restrict direct driveway access to Cobblestone Lake Parkway South.
- A 24-foot wide private drive shall be constructed within Outlot A.
- On-street parking along the private street within Outlot A shall be prohibited.
- Parking shall be allowed on one side of all public streets in accordance with the parking plan, subject to the removal of parking spaces in front of fire hydrants and within street intersection sight triangles.
- The maximum width of a driveway at the street shall be 14 feet.
- The raised median, at the intersection of Cobblestone Lake Parkway South and Street A shall be removed.
- Curb modifications along the south side of Cobblestone Lake Parkway South shall be made at the public street intersections.
- Revisions shall be made to the grading and utility plans to the satisfaction of the City Engineer.
- A berm shall be constructed in the side yard of Lot 6, Block 1 and the rear yards of Lots 7-10, Block 1.
- Landscaping shall be installed in accordance with the landscape plan dated September 29, 2015; subject to the replacement of the crabapple trees with a row of spruce trees in the rear yards of Lots 11-20, Block 1, and planting all trees outside of the street right-of-way.
- ~~An eight-foot trail shall be installed along the side lot line of Lots 16 and 17, Block 1. (Condition removed by action of the Planning Commission)~~
- ~~A ten-foot wide pathway easement, five feet on either side of the common side lot line of Lots 16 and 17, Block 1, shall be dedicated with the final plat. (Condition removed by action of the Planning Commission)~~

### Summary/Issues

For your consideration is a request by South Shore Development, LLC for amendments to the 2030 Comprehensive Plan Land Use Map, rezoning, and the subdivision by plat of two existing outlots totaling approximately 11.51 acres. The proposed development is located in the southeast corner of Cobblestone Lake Parkway South and 157<sup>th</sup> Street West.

The applicant is requesting amendments to the 2030 Comprehensive Plan Land Use Map that would re-designate the property from “HD” (High Density Residential/12+ units per acre) and “P” (Parks and Open Space) to “LD” (Low Density Residential/3-6 units per acre) and “P” (Parks and Open Space).

The rezoning request would change the current zoning designation of “PD-703/zones 6 and 7” (Planned Development), which allows for commercial and park uses to the following:

- Blocks 1-4, and Outlot A, COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION “PD-703/zone 2A”, which allows for single-family dwellings as a permitted use.

- Outlot B, COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION “PD-703/zone 7”, which allows for parks/open space.

The applicant is requesting approval of subdivision by plat of the Outlots F and G, COBBLESTONE LAKE COMMERCIAL 3RD ADDITION into 44 single-family lots and two (2) outlots. Access to the platted lots will be via public streets that will intersect with Cobblestone Lake Parkway South.

The lots within the proposed development will have lots that vary in size from 4,289 sq. ft. to 7,687 sq. ft. and minimum lot widths between 46-76 feet. The original preliminary plat showed that all the interior lots and six of the ten corner lots met the minimum lot requirements. Lot line adjustments were needed to bring the deficient corner lots into conformance or the minimum area requirement for a corner lot in zone 2A. The applicant has submitted a revised preliminary plat that shows all lots meeting or exceeding the minimum required lot area. No amendments to the planned development ordinance are proposed.

Drainage and utility easements will be established along the perimeter of each lot in conformance with the City’s subdivision requirements. A drainage and utility easement shall be established over and across all of Outlot A on the final plat.

An access restriction easement shall be established over the one-foot of the lot line of all lots directly abutting Cobblestone Lake Parkway South, which will restrict direct driveway access to Cobblestone Lake Parkway South.

A raised center median in Cobblestone Lake Parkway South will restrict access to the site to a right in/right out turning movements only from Street A. That section of the median will be removed to allow for full movements at each location.

Cobblestone Lake Parkway South has recessed parking that will be impacted by the Street A intersection. The spaces located along the north side of Cobblestone Lake Parkway South, just east of the Street A will need to be removed.

A combination of berms and/or landscaping should be incorporated in the front yards of Lots 5 and 6 of Block 1 to help reduce the impact of vehicles using the 157<sup>th</sup> Street roundabout. The applicant has submitted a landscape plan that shows one spruce and one crabapple tree in Lot 5, and two spruce trees and one crabapple tree in Lot 6.

Several lots abut Outlot B, which will be dedicated for public park purposes, and will be the location of pedestrian trails and a parking lot. Staff recommended that screening/softening elements such as earth berms and/or landscaping should be incorporated backyards of lots directly adjacent to Outlot B. The submitted landscape plan identifies a row of spruce trees along the side and rear lot line of Lots 6-10, Block 1, which should help screen the two uses. Staff is also proposing that the property north of Lot 6-10 that is currently in Outlot F should be incorporated into those lots and a berm should be constructed in that location that will help further screen the dwelling units in those lots from the future parking lot in Outlot B.

Finally, the applicant proposes to plant one crabapple tree in the rear yards of Lots 11-20, Block 1. The crabapple trees should be replaced with row of spruce trees in the rear of those lots that will provide better screening of the park.

The Assistant City Engineer has reviewed the development plans and his comments and recommendations are included in the attached memo. Revisions to the plans should be made in accordance with his recommendations.

The proposed width of Streets A and B will be 26 feet wide paved driving surface, which is typical for this planned development but is 6 feet less than a typical local street. This will require that on-street parking will be limited to one side of the street only, which is also typical for this planned development. A parking plan has been submitted by the applicant that identifies the on-street parking stalls.

Street A will be constructed within a 24-foot wide outlet (Outlot A). This private drive will provide direct access to driveways of buildings in Blocks 3 and 4 of the development. No on-street parking shall be allowed on this street.

Sidewalks will be installed on both sides of public streets within the subdivision. Staff is recommending that a trail connection along the side lot line of Lots 16 and 17, Block to the trail Cobblestone Lake Park should be made as part of this development. A 10-foot wide pathway easement shall be established over the trial connection.

### **Background**

APPLICANT: South Shore Development, Inc.		PROJECT NUMBER: PC15-30-PZS
APPLICATION DATE: September 1, 2014	60 DAYS: October 30, 2015	120 DAYS: December 29, 2015

### **Budget Impact**

None

### **Attachments**

Preliminary Plat  
Engineer's Memo

## COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION PROJECT REVIEW

### Existing Conditions

<b>Property Location:</b>	Southeast corner of 157 <sup>th</sup> Street West and Cobblestone Lake Parkway South		
<b>Legal Description:</b>	Outlot F and Outlot G, COBBLESTONE LAKE COMMERCIAL 3RD ADDITION		
<b>Comprehensive Plan Designation</b>	“HD” (High Density Residential/12+ units per acre) and “P” (Parks and Open Space)		
<b>Zoning Classification</b>	“PD-703/zone 6” (Planned Development) and “PD-703/zone 7” (Planned Development)		
<b>Existing Platting</b>	Platted as outlots		
<b>Current Land Use</b>	Vacant or park open space		
<b>Size:</b>	11.51 acres		
<b>Topography:</b>	Flat		
<b>Existing Vegetation</b>	Volunteer grasses with turf grass established on a portion of Outlot G		
<b>Other Significant Natural Features</b>	Bituminous trail located in Outlot G		
<b>Adjacent Properties/Land Uses</b>	<b>NORTH</b>	<b>Cobblestone Lake Park</b>	
		Comprehensive Plan	“P” (Parks and Open Space)
		Zoning/Land Use	“PD-703/zone 7” (Planned Development)
	<b>SOUTH</b>	<b>Vacant</b>	
		Comprehensive Plan	“HD” (High Density Residential/12+ units per acre)
		Zoning/Land Use	“PD-703/zone 8” (Planned Development)
	<b>EAST</b>	<b>Cobblestone Lake Park</b>	
		Comprehensive Plan	“P” (Parks and Open Space)
		Zoning/Land Use	“PD-703/zone 7” (Planned Development)
	<b>WEST</b>	<b>Cobblestone Square Senior Apartments and Vacant Land</b>	
		Comprehensive Plan	“MIX” (Mixed Use)
		Zoning/Land Use	“PD-703/zone 6” (Planned Development)



## DEVELOPMENT PROJECT REVIEW



### LOCATION MAP

**Comprehensive Plan:** Outlot F is currently guided “HD” (High Density Residential/12+ units per acre) and Outlot G is guided “P” (Parks/Open Space). High Density Residential areas include multiple-family structures (apartments and condominiums) at densities greater than twelve units per acre to the extent allowed by the zoning ordinance. Developments with densities of up to 40 units per acre are allowed in the areas within and adjacent to the downtown if certain performance standards in the zoning code are met. This designation fits with “M-7”, “M-8” and “PD” zoning districts to the extent allowed when considered with parking, infiltration, lot coverage, and building setbacks. Areas of manufactured housing are allowed as conditional uses in the “M-7” zoning district.

The Parks/Open Space designation is applied to all existing public parks, public playfields, trail corridors and golf courses. Trails are connecting elements, not zones. Additionally, property that is intended for park purposes in the future are designated on the 2030 land use plan map. Future neighborhood parks that result from subdivision development have not been depicted on the map since the exact location of the park will not be known until development occurs. The need and area of future parks are discussed in the Parks Chapter. The provision of parks associated with development require an amendment to the Comprehensive Plan at time of plan review. The zoning districts that accommodate these uses are “P” (Institutional) and “PD”.

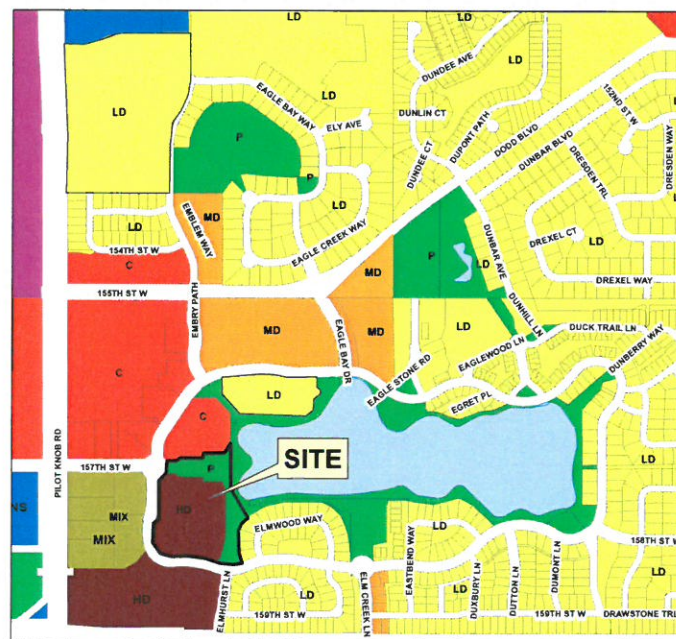
The applicant is requesting an amendment to the 2030 Land Use Map that would re-designate Outlots F and G in the following manner in accordance with the proposed preliminary plat:

- Designate Blocks 1-4 and Outlot A of the proposed preliminary plat “LD” (Low Density Residential/2-6 units per acre), with the proposed single-family development having an overall density of just under six (6) units per acre
- Designate Outlot B “P” (Parks/Open Space)

The 2030 Comprehensive Plan describes Low Density Residential as areas intended to create, preserve, and maintain the places to live that define the primary character and identity of Apple Valley. A variety of housing types may be built in the “LD” areas including single-family detached dwellings, duplexes, twin homes, townhomes, and other types of low density attached housing that range between three to six units per acre. Most single-family residential neighborhoods are zoned “R-1”, “R-2”, “R-3”, and “R-CL”. “R-5”, “M-1”, “M-2”, and “M-3”, and “PD” districts are eligible for this land use category provided that the performance standards are met.

The proposed Comprehensive Plan Land Use Map re-designation request from “HD” to “LD” will be the fourth in the Cobblestone Lake area since the approval of the 2030 Comprehensive Plan in 2010. Three parcels, totaling 24 acres, have been re-designated from “MD” to “LD” and one parcel was recently re-designated from “P” to “MD”. This proposed amendment will leave approximately 12 acres high-density residential property in Cobblestone Lake development.

The changes in the Cobblestone Lake development are in addition to others in the city that have re-designated 52 acres from “MD” to “LD” (Embry Place and Regent Point) and 10 acres from “C” to “HD” (Springs at Apple Valley).



**COMPREHENSIVE PLAN MAP**



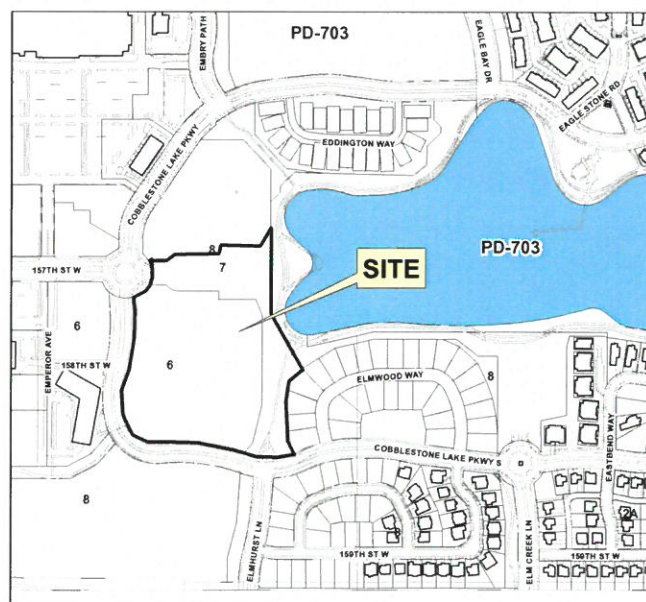
The proposed amendments will adjust the existing property lines of the two outlots. Property currently in Outlot F, directly north of Lots 6-10, Block 1, will be incorporated into Outlot B. That property should be included in the before-mentioned lots.

**Livable Communities impact:** The proposal will add 44 market-rate single-family dwelling units to the City's existing housing stock, which is consistent with the following goals of Livable Communities Act:

- A balanced housing supply with housing available for people of all income levels.
- A variety of housing types for people in all stages of the lifecycle.

**Zoning:** Outlot F is currently zoned "Planned Development No. 703/zone 6", which allows a variety of commercial/retail uses. In 2008, the City approved rezoning and development plans to allow for the construction of 214-unit continuum of care facility on Outlot F. The applicant is now requesting to rezone the 7.78-acre parcel for residential development "Planned Development No. 703/zone 2A" to allow for proposed single-family development.

Zone 2A, an existing subzone of the planned development ordinance allows for single family and two-family dwelling units and townhouse dwelling units, provided that no single structure has in excess of six dwelling units. The zone has a minimum lot width of 40 feet and minimum lot area of 4,800 sq. ft. for an interior lot and 6,000 for a corner lot. The original plans showed lots within varying in size from 4,289 sq. ft. to 7,687 sq. ft. with minimum lot widths between 46-76 feet. All the interior lots and six of the ten corner lots met the minimum lot requirements. Staff indicated that lot line adjustments would be necessary to bring the deficient corner lots into conformance or the minimum area requirement for a corner lot in zone 2A would need to be amended. The applicant has revised their plans to bring all lots into conformance with the current area requirements.



**ZONING MAP**



**Preliminary Plat:** The preliminary plat, which encompasses approximately 11.51 acres, is currently platted as two outlots (Outlot F and G, COBBLESTONE LAKE COMMERCIAL 3RD ADDITION). The petitioner is proposing to plat the majority of Outlot F and a small area of Outlot G into 44 single-family lots, one outlot that will be a private drive and public street right-of-way. The remainder of the property not contained within Blocks 1-4 and Outlot A will be platted as an outlot and will be used for public park purposes, of which nearly all of the proposed Outlot B is currently part of Cobblestone Lake Park.

The portion of Outlot F, north of proposed Lots 6-10, Block 1 should be platted into those lots and this area should be used for berming and landscaping.

Drainage and utility easements will be established along the perimeter of each lot in conformance with the City's subdivision requirements. A drainage and utility easement should be established over and across all of Outlot A.

An access restriction easement shall be established over the one-foot of the lot line of all lots directly abutting Cobblestone Lake Parkway South, which will restrict direct driveway access to Cobblestone Lake Parkway South.

**Site Plan:** The site plan indicates the development of 44 single-family lots, public streets and a private drive on 7.65 acres. Vehicular access to the units will have access from two public streets (Streets A and B) that will intersect with Cobblestone Lake Parkway South and a private street (Street C) that will intersect with the two public streets. There is currently a raised center median in Cobblestone Lake Parkway South that will restrict access to the site to a right in/right out turning movements only from Street A. The plans show that a section of the median will be removed to allow for full movements at each location.

Cobblestone Lake Parkway South has recessed parking that will be impacted by the Street A intersection. The spaces located along the north side of Cobblestone Lake Parkway South, just east of the Street A will need to be removed.

The front yards of Lots 5 and 6 of Block 1 will directly abut the 157<sup>th</sup> Street roundabout right-of-way. Staff has concerns about the potential impact on the lot's homes of vehicles using the roundabout and recommended that a combination of berms and/or landscaping be incorporated in the front yards of the two lots to help reduce the impact.

The backyards of several lots will be directly adjacent to Outlot B, which is part of Cobblestone Lake Park. A trail currently exists east of Lots 12-20 of Block 1 and a 38-space parking lot is proposed on the portion of Outlot B located directly north of Lots 6-11 of Block 1. Staff recommended the applicant incorporate screening/softening elements such as earth berms and/or landscaping at these locations.

A landscape plan has been submitted, which shows a variety of deciduous trees located throughout the proposed development. Spruce trees are shown in the rear yard of Lots 7-10, Block 1; along the side and front yard of Lot 6, Block 1; and the front yard of Lot 5, Block 1. These trees will help provide screening from the 157<sup>th</sup> Street roundabout and the public park to the north.

The plan also shows a crabapple being planted at a rate of one per lot in the rear yards of Lots 12-20. Staff is recommending that the crabapples be replaced with a row of spruce trees, which will provide the screening from the park use to the east.

The Natural Resources Coordinator has reviewed the landscape plan and is recommending the following:

- There are too many maple trees. Adjust the tree quantities so that no more than 25% of the large trees are of any one species.
- Revise the plan so that all trees are located behind the sidewalk on private property.

**Grading and Drainage Plan:** The site is mostly flat and has been mass graded as part of the sand and gravel reclamation. The site will be graded for development, which will include grading for the streets, utilities, and building pads. The Assistant City Engineer and his comments and recommendations are included in the attached memo. Revisions to the grading plan should be made in accordance with his recommendations.

**Availability of Municipal Utilities:** Municipal utilities to serve the proposed development will be available by means of extensions of existing watermain, storm sewer, and sanitary sewer lines located in the Cobblestone Lake Parkway South right-of-way. The utility plan has been reviewed by the Assistant City Engineer and he is recommending the following changes:

- Sanitary sewer and water main at Street A and Cobblestone Lake Parkway South shall be modified to provide 10 feet of separation from the storm sewer.
- Sanitary manhole MH-4 may be required to extend further north to provide service to Lot 13, Block 1.

**Street Classifications/Accesses/Circulation:** Access to the proposed lots will be via public streets that will intersect with Cobblestone Lake Parkway South. This development will generate approximately 443 vehicle trips per day. The existing street network and proposed public and private streets within the development will be able to accommodate the projected traffic.

Street A will be a three-legged intersection and will be located approximately 195 feet west the Elmhurst intersection. A portion of the parkway's raised median will need to be removed to accommodate full movement at this intersection. In addition, the recessed parking along the north side of the parkway between Street A and Elmhurst Lane should be removed.

The Street B intersection will align with 158<sup>th</sup> Street West to the west. Staff has no issues with the proposed alignment.

All vehicular access to the dwellings units within the development will be from Streets A and B, and Street C. The proposed width of Streets A and B will be 26 feet wide paved driving surface, which is typical for this planned development but is 6 feet less than a typical local street. This will require that on-street parking will be limited to one side of the street only, which is also typical for this planned development. The applicant has submitted an on-street parking plan, which shows 35

spaces within the development and 39 existing spaces along the east and north side of Cobblestone Lake Parkway South. Parking is also available on the west and south side of the parkway. The plan has some parking spaces located directly adjacent to fire hydrants. Parking is not allowed 10 feet from a hydrant. That will result in the loss of a minimum of two spaces. In addition, a 30-foot sight triangle shall be maintained at each street intersection.

Street A will be constructed within a 24-foot wide outlot (Outlot A). This private drive will provide direct access to driveways of buildings in Blocks 3 and 4 of the development. No on-street parking shall be allowed on this street.

**Pedestrian Access:** The original plan showed five-foot wide sidewalks along one side of Street A and B, which would intersect with the existing sidewalks along Cobblestone Lake Parkway South. Sidewalks should be installed on both sides of public streets within the subdivision, which the applicant is showing on their revised plans.

Staff's initial review of the proposed development recommended that two trail connections be made within the development to the trails within Cobblestone Lake Park. Staff proposed trail connections be located along the side lot line of Lots 9 and 10, Block 1 and Lots 16 and 17, Block 1. Staff is now recommending that a berm be constructed behind Lots 9 and 10, which will cause a conflict with the proposed trail connection at that location. Therefore, staff is not proposing a trail at this location. A 10-foot wide pathway easement shall be established over the proposed trail between Lots 16 and 17.

**Recreation Issues:** Outlot G is currently part of Cobblestone Lake Park, which is to be dedicated to the City for public park purposes upon completion of park amenities as outlined in the park agreement between the City and Tradition Development, South Shore Development's holding company. Adjustments are proposed to the common lot line as part of this development proposal with the Outlot F being replatted into single-family residential lots and streets, and remaining property replatted as an outlot (Outlot B). Outlot B shall be dedicated for public park.

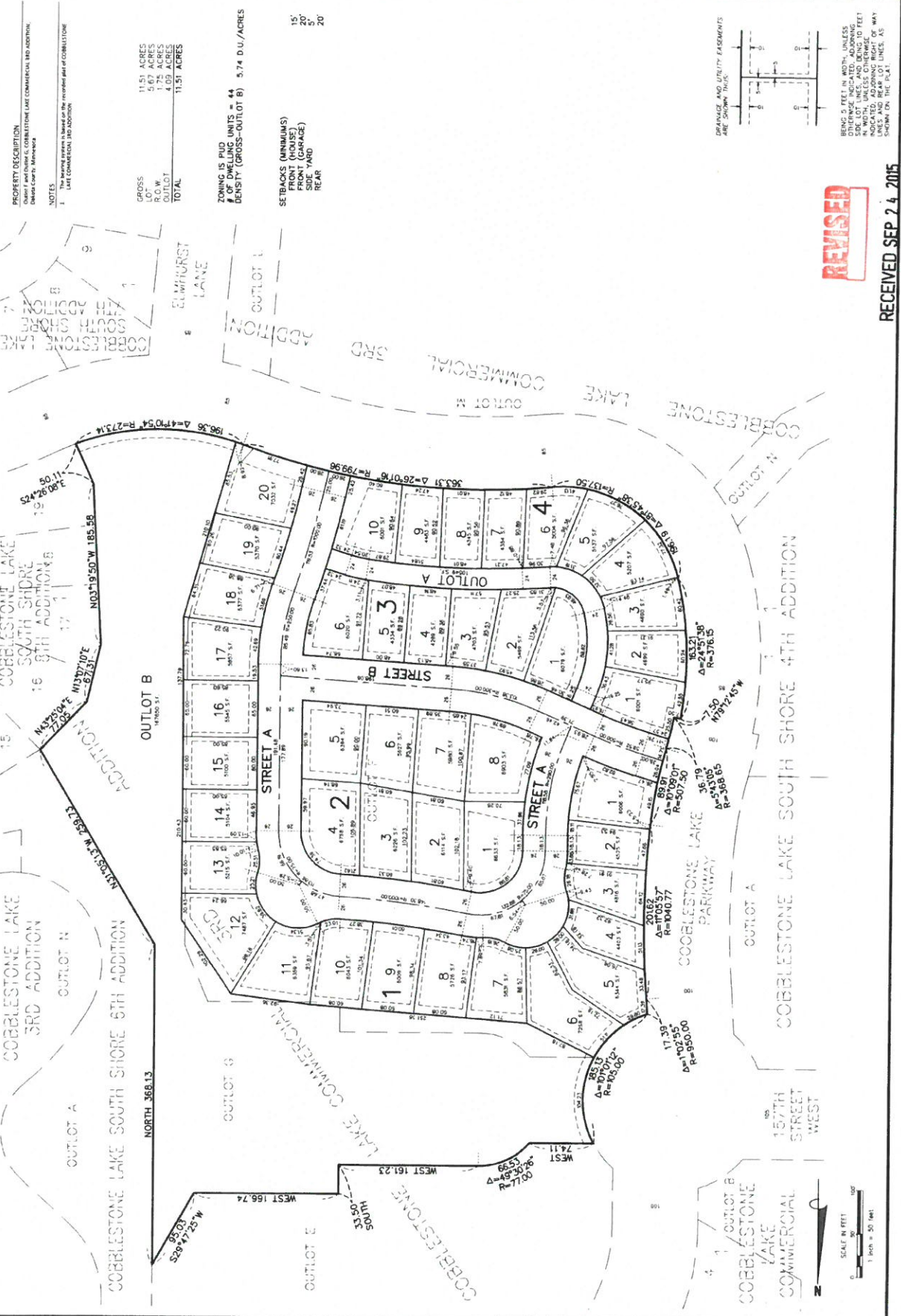
**Public Hearing Comments:** The public hearing was held at September 16, 2015, Planning Commission meeting. No comments were received.



**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2000 Ctr. Rd. 42, Suite 102, Burnsville, MN 55337  
 PHONE: (952) 890-6044 FAX: (952) 890-6244

**COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION**  
 PRELIMINARY PLAT  
 APPLE VALLEY, MINNESOTA  
 SOUTH SHORE DEVELOPMENT, INC.  
 16972 BRANFORD FARM DRIVE, LAKESIDE, MN 55044

DRAWN BY	DATE	REVISIONS	FILE NO.
PLS	8/4/15	9/2/15 L2021	22241-7350-006
PROJECT NO.	22241-73		
1.4			



PROPERTY DESCRIPTION  
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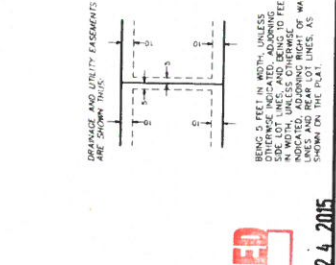
NOTES  
 1. Surveyed and shown as the recorded plat of COBBLESTONE LAKE COMMERCIAL AND ADDITION.

GROSS	11.51 ACRES
LOT	5.67 ACRES
W	4.09 ACRES
OUTLOT	11.51 ACRES
TOTAL	11.51 ACRES

ZONING IS PAID UNITS - 44  
 DENSITY (GROSS-OUTLOT #) 5.74 D.U./ACRES

SETBACKS (MINIMUMS)  
 FRONT (FOOT)  
 SIDE (FOOT)  
 REAR (FOOT)

15'
20'
20'



**REVISED**

RECEIVED SEP 24 2015

TO: Tom Lovelace, City Planner

FROM: Brandon S. Anderson, Assistant City Engineer

DATE: September 28, 2015

SUBJECT: Cobblestone Lake South Shore 9th Addition Preliminary Plat Review

Tom, following is comments regarding the Cobblestone Lake South Shore 9th Addition Preliminary plan dated September 22, 2015. Please include these items as conditions to approval.

General

- A right of way permit will be required for all work within public easements or right of way.
- Sewer, water and storm sewer utilities are proposed to be public. This infrastructure shall be publicly designed and inspected.
- The developer shall identify whether site utilities will be installed under private or public contract.
- A detour plan will be required as part of final construction plans for the construction of utilities within Cobblestone Lake Parkway. An obstruction permit may be required by Dakota County for use of County roadways as part of detour.
- A pre-construction meeting shall be held prior to beginning any work on the site.

Site

- Pavement section for median cut shall match existing Cobblestone Lake Parkway S.
- Easements shall be adjusted for future trail and sidewalk connections.
- Street C is indicated to be private.
- Outlot A shall be dedicated as drainage and utility easement for future access to public utilities.
- It is recommended that the rear property line for Lots 6-12 of Block 1 be revised to include the area of the existing property line adjacent to the park. This area shall be utilized for berms and landscape screening from future park parking lot.

Grading & Drainage

- A Natural Resources Management Permit will be required prior to mass site grading.
- A construction entrance and perimeter silt fences shall be provided for erosion control purposes.
- Street sweeping shall be performed as necessary to address material tracking from the site.
- Storm water quantity and quality control has been accounted for in the regional storm water pond EVR-44 and infiltration trenches.

Sanitary Sewer and Water Main

- Sanitary sewer and water main at Street A and Cobblestone Lake Parkway shall be modified to provide 10' separation from storm sewer.
- Sanitary MH-4 may be required to extend further north to provide service to Lot 13.

#### Landscape

- A landscape plan is requested to include the use of berms and vegetation to show screening from roundabout and parking lot along the north property line. Additional screening will be required at side and rear yards of Lot 20 of block 1 and rear yards of Lots 5-19 of block 1.

#### Parking

- Indicate hydrant locations on the parking plan and adjust parking layout to maintain that no parking is allowed 10' from a fire hydrant.
- Indicate site line triangles and intersections and adjust parking layout to maintain that no parking is allowed 30' measured from face of curb at street intersections.