



Project: Woodland Oaks
Application Number: PL2019330
Application Type: Residential Rezoning with Preliminary Development Plan
Comments Dated: March 31, 2020

Fire Review

Approved with Conditions

Planning Review

Approved with Conditions

Traffic Review

No Comments

Engineering Review

1. Page 8 of the body of the stormwater study states that the goal of southwest detention basin will be to limit the post-developed peak flow rate, to less than or equal to the pre-development peak flow rate. No waivers are requested for this basin, yet the applicant is suggesting that a waiver be granted to the Comprehensive Control Strategy. As discussed in the meeting, we do not support this strategy, nor was a waiver requested for this strategy within the report. In addition, at the meeting it was understood that the applicant would look at alternatives, such as routing the off-site drainage around the basin, or other alternatives. No such alternatives were presented. The City would support the use of the Comprehensive Control Strategy for new development, and the applicant would be able to apply the existing flow rate flowing through the basin as a credit, but we will not support anything other than the Comprehensive Control Strategy for the new development. **Comprehensive Control Strategy shall be met or exceeded for the proposed development except for a few peripheral areas in which waivers are requested.**
2. It does not appear that any off-site surveying on the existing off-site detention basin was performed, as we discussed in the meeting. Is this correct? Was the assumption that the construction drawings are correct for the upstream detention basin? As discussed at the meeting, the City does not have as-built Record Drawings for this basin. It is our stance that these features be field-verified. **Offsite runoff from Woodland Shores shall be bypassed in an engineered channel. Attenuation was not accounted for in the offsite peak discharge calculations for conservatism.**
3. It appears the north detention basin is also designed to a pre-development versus post-development standard. As discussed in the meeting, we understood this basin would be designed to comply with the Comprehensive Control Strategy, not pre-versus post development peak runoff. **See Item 1 response.**
4. It is likely that lot configuration will need to be adjusted, based on the likely possibility of a larger detention basin than proposed. It is likely that the lot numbers will decrease based on this assumption. **Lot number and configuration have been maintained.**
5. The PDP was sent one page at a time, rather than as a multi-page pdf. For this application, and all future applications, please submit all plans in multi-page pdf format. **Acknowledged.**

Please forward all comments or concerns to Matthew Schlicht.