



222 Lewis Street
River Falls, WI 54022

(715) 425-0900
FAX (715) 425-0915

AGENDA
PLAN COMMISSION
September 20, 2016 at 6:30 p.m
City Council Chambers
222 Lewis Street River Falls, WI 54022

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA/MINUTES

NOTE: Minutes of September 6, 2016 Plan Commission Meeting

PUBLIC COMMENTS – Non-Agenda Related Topics

CURRENT PLANNING PROJECTS

Public Hearing on General Development Plan for Spring Creek Estates 1st Addition Planned Unit Development

ADJOURNMENT

*Council members may be in attendance for informational purposes only.
No official Council action will be taken.*

Post: River Falls Journal, September 16, 2016
Post: City Hall Bulletin Boards September 16, 2016



222 Lewis Street
River Falls, WI 54022

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**MINUTES
PLAN COMMISSION
MEETING
Tuesday, September 6, 2016 at 6:30 pm
City Hall – Council Chambers**

CALL TO ORDER/ROLL CALL – Meeting convened at 6:30 pm

Members Present: Dan Toland, Andrew Brown, Lisa Moody, Scott Morrissette, Susan Reese, Todd Schultz, Mary Van Galen, Reid Wronski,

Members Absent: All Present

Staff Present: Amy Peterson – *Assistant Community Development Director*, Tony Steiner – *City Planner*,

Others Present: Oranzo Oevering, Betty Most, Brandon Duberstein, Suzanne Moen, Gary Krueger, Dale Antiel

APPROVAL OF AGENDA/MINUTES

Schultz/Morrissette to approve the Plan Commission minutes of the August 2nd meeting - unanimous

Current Planning Projects

1) Final Plat of Knollwood 2nd Addition

The Plan Commission reviewed the Final Plat of Knollwood 2nd Addition. Oevering Homes LLC has been building homes in Knollwood 1st Addition and this phase is now approaching full build out. Oevering Homes LLC would like to record the final plat for Knollwood 2nd Addition, install the public improvements and begin building homes in the second and final phase. Mr. Oevering Spoke briefly before the Plan Commission regarding his request for Final Plat approval.

After brief discussion Plan Commission reviewed the request and considered the resolution. A motion was made to amend the resolution by Wronski. The amendment added a second contingency of approval stating "*A letter of Credit in accordance with Section 4.2(a) of the Knollwood Development Agreement be in place prior to construction of the final phase*". Motion to amend was seconded by Schultz and approved 7-0 with Morrissette abstaining. Motion to approve resolution by Wronski, seconded by Schultz: Motion approved 7-0 with Morrissette abstaining.

2) Storage Unit Facility Discussion

Currently, storage units are not specifically defined in the City zoning code. In the past staff has categorized them under the “warehousing” definition of the code. By that classification, they are an allowable use in the I1 and I2 Industrial zoning districts. They are allowed by special use permit in the B3 Highway Commercial District. Staff showed the Commission where in the City they may be allowed.

A closer analysis shows the majority of the Industrial zoned areas in the City are in business parks where covenants apply and the Economic Development Commission has more control over uses. There are a few areas that are zoned industrial and are not part of business parks; those would be open to storage unit development at this time.

Discussion with Plan with Plan Commission centered on whether storage units at this location are an appropriate use for this site and if the property is annexed to the City would there be support for a special use permit under commercial zoning.

Staff has been approached by a property owner that would like to sell property at the southeast corner of Cemetery Road and Wasson Lane for development of storage units. The property is zoned commercial in the ETZ. Staff stated it would prefer to see multi-family housing or light office/service on this site. The property owners are concerned because there has not been much interest in the property. There is currently a \$60,000 outstanding water/sewer assessment by the City on the parcel as well.

The Plan Commission expressed concern about the value of property vs use. This use should be directed to property that is of less value than commercial or industrial, and in areas where sewer and water infrastructure have not been installed. In general the Plan Commission was not in favor of more storage units in the City. If a request for special use permit were to come forth Plan Commission is in favor of appropriate architectural treatment and landscaping to mitigate the aesthetics inherent with this use.

ADJOURNMENT

MSC Moody/Morrisette to adjourn at 7:20 p.m.

Respectfully submitted,

Tony Steiner, City Planner

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



PLAN COMMISSION

September 20, 2016

STAFF REPORT

FILE: Spring Creek Estates 1st Addition Planned Unit Development

REQUEST: Plan Commission Recommendation of General Development Plan for Spring Creek Estates 1st Addition Planned Unit Development

LOCATION: Spring Creek Estates Development

APPLICANT/AGENT: GMTZ, LLC/ Auth Consulting & Associates

OWNERS: GMTZ, LLC

PURPOSE: Review and Recommendation to Council on General Development Plan for Spring Creek Estates 1st Addition Planned Unit Development

BACKGROUND:

The City has received an application from GMTZ, LLC for review and recommendation on a General Development Plan (GDP) for a Planned Unit Development (PUD) on property located in Spring Creek Estates. The project is titled Spring Creek Estates 1st Addition Planned Unit Development.

Planned Unit Developments are allowed per the requirements of Chapter 17.72. The Purpose and Intent Section 17.72.010 states:

"The planned unit development, (PUD) special use is established to provide a regulatory framework designed to encourage and promote improved environmental design in the city by allowing for greater freedom, imagination and flexibility in the development of land, while assuring substantial compliance to the basic intent of the zoning ordinance and the comprehensive plan for community development. To this intent, it promotes architectural designs compatible with surroundings, allows diversification and variation in the relationship of uses, structures, open spaces and heights of structures in developments, conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development with relationship to public services and to encourage and facilitate preservation of open land."

The proposed planned unit development (PUD) consists of two overall areas. The north portion is labeled "Area A" and includes a portion of outlot 10 of Spring Creek Estates final plat labeled for

future development and all of lot 1 of CSM 3-196 consisting of approximately 1.54 acres. The South portion labeled as “Area B”, includes all of outlot 15 of Spring Creek Estates plat, consisting of 3.6 acres. The total PUD area is approximately 9.2 acres.

Area A is bordered on the North by Stonebrook Townhome Community, to the East by STH 29, to the West by single family lots in Spring Creek Estates (lots 133 -146) and to the South by City of River Falls property – parkland dedicated as part of Spring Creek Estates and Lot 2 of CSM 3-196 (approximately 2.7 acres) plus an additional 6.85 acres owned by the City.

Area B is bordered on the North and West by City parkland zoned Conservancy, on the East by city owned land zoned Conservancy and Spring Creek Subdivision lots and on the South by an existing single family home in the Township.

The PUD exact location and boundaries are shown on Exhibit 3, General Development Plan Spring Creek Estates 1st Addition.

SURROUNDING ZONING:

Area A

- North of the property is land zoned Single Family (R-1) PUD with adjacent use being single family homes
- East of the property is Hwy 29 and land zoned (R-1) Single Family (ETZ)
- South of the property is land zoned (R-1) Single Family and (C) Conservancy
- West of the property is land zoned (R1) Single Family

Area B

- North of the property is land zoned (C) Conservancy
- East of the property is land zoned (C) Conservancy and (R1) Single Family
- South of the property is land zoned (A) Agriculture ETZ and (R-1) Single Family
- West of the property is land zoned (C) Conservancy, (R-1) Single Family and (R-1) Single Family ETZ

ANALYSIS:

The General Development Plan has been reviewed by City Staff and the following concerns were noted as part of the review. Contingencies further below are recommended as part of approval, as well as Addendum 2 to the Original Developer’s Agreement.

Area A

- The addition of decks either at time of house construction or added at a later point that encroach beyond approved building setback envelope and potentially into stream buffer, or steep slopes (Lots 105-107)
- The installation of signs denoting parkland and public access
- Objections by adjacent property owners to development of pedestrian access easements after houses have been constructed, (Lots 107 and 108)
- Privacy and noise attenuation for lots adjacent to STH 29 right of way (Lots 114-127)

Area B

- Impact of impervious surfaces draining to and eroding steep slopes (Lots 154-158)
- Private driveway access (Lots 154-158)

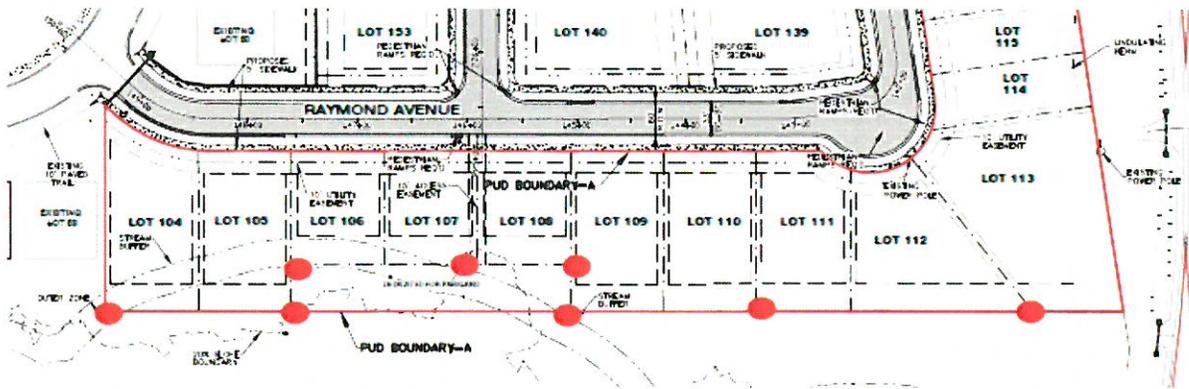
**Both
A & B**

- The installation of signs denoting parkland and public access
- Letter of Credit requirements per the Original Developer’s Agreement
- Assurance of single ownership of project as required by the PUD ordinance

The following contingencies are recommended as part of approval:

Area A

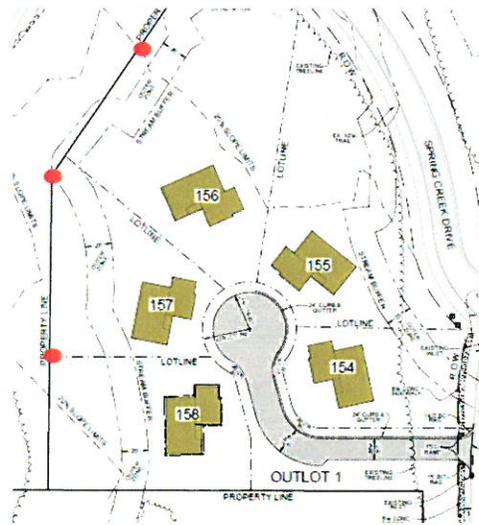
1. The Specific Implementation Plan shall include the building type and show the footprint of the house and deck area for lots 105-107.
2. The developer shall install signs denoting park land and public access in those areas susceptible to encroachment. (Rear of lots 106-108, as well as along the south PUD border and access easement between Lots 107 and 108.) Signs will be provided by the City but paid for and installed by developer. Eight sign placement locations are suggested as shown below.



3. The developer shall submit a landscape plan that provides a minimum six foot high screen along the top of the undulating berm for lots 114-127 for visual and noise attenuation.
4. The Specific Implementation Plan shall note the location for a sign noting public access to the easement access on Raymond Avenue for the easement between lots 107 and 108. The Developer shall coordinate with City for installation of the sign prior to building permits being issued for lots 107-108.
5. The developer shall submit a landscape plan that provides a minimum six foot high screen along the top of the undulating berm for lots 114-127 for visual and noise attenuation.
6. Per Exhibit 2, the building plans for the twin home lots will be submitted on the SIP. Plans will include a minimum of three different exterior layouts that include different roof lines to create architectural diversity.
7. The rest of the lots not specified above will show the house type (standard – slab or full basement, lookout or walkout on the SIP.

Area B

1. The Specific Implementation Plan for lots 154-158 will show specific plans for drainage structures servicing impervious surfaces that will drain to steep slopes as required in Municipal Ordinance Section 16.12.050.
2. The City will allow a private driveway to access lots 154-158. The cul de sac and approach shall be built to City standards. The private drive will be dedicated to the City when the property to the south is developed and public right of way connects to Greenwood Valley Drive. Addendum 2 to the original Developer's Agreement memorializes this arrangement.
3. The developer shall install signs denoting park land and public access in those areas susceptible to encroachment. Signs will be provided by the City but paid for and installed by developer. Three sign placement locations are suggested as shown below.



4. The Specific Implementation Plan shall include building type and show the footprint of the house and deck area for each lot.

Area A & B

1. The developer shall have a letter of credit on file with the City per the requirements of the Developer's Agreement for Spring Creek Estates. Article IV. Section 4.2. See Addendum Two to the original Developer's Agreement.
2. Prior to approval of the Specific Implementation Plan or beginning of construction, whichever comes first, the Developer shall submit documentation that property included in the General Development Plan are under single ownership.

NEIGHBORHOOD/PUBLIC COMMENTS:

Notification to surrounding neighbors has been sent. Interested parties will have an opportunity to speak at the public hearing before the Plan Commission on September 20, 2016. Staff has received no comments either written or verbal from the neighbors as of this writing.

FINDINGS OF FACT AND CONCLUSIONS:Findings of Fact:

1. The Plan Commission, in accordance with the requirements of Chapter 17.72, has held a public hearing on the proposed General Development Plan for Spring Creek Estates 1st Addition PUD at their meeting of September 20, 2016.
2. The criterion for approval of the GDP was reviewed at this meeting.
3. The overall proposed General Development Plan meets the basic requirements of the PUD ordinance subject to contingencies noted above.

Conclusions:

The actions being taken per this report are in accord with the requirements of the Municipal Code Section 17.72 (Planned Unit Development).

STAFF RECOMMENDATION:

Staff recommends that the Plan Commission forward a favorable recommendation to Council on the proposed General Development Plan for Spring Creek Estates 1st Addition Planned Unit Development based on the finding of facts and conclusions of law stated above, subject to contingencies noted above and memorialized in the attached Resolution (Exhibit 1).

CITY PLAN COMMISSION OPTIONS:

1. Forward the proposed General Development Plan and Developer's Agreement to the City Council with a favorable recommendation subject to contingencies recommended above.
2. Forward the proposed General Development Plan and Developer's Agreement to Council with an unfavorable recommendation with stated reasons.
3. Table the item pending additional information.

EXHIBITS:

1. Resolution Regarding General Development Plan and Addendum to Original Developer's Agreement
2. General Development Plan Summary (Submitted by Developer)
3. General Development Plan Spring Creek Estates 1st Addition

Exhibit 1

**RESOLUTION
REGARDING GENERAL DEVELOPMENT PLAN
AND
ADDENDUM TO DEVELOPER'S AGREEMENT
FOR
SPRING CREEK ESTATES 1ST ADDITION PUD**

WHEREAS, GMTZ, LCC has submitted an application for a Planned Unit Development (PUD) known as Spring Creek Estates 1st Addition; and

WHEREAS, this development is part of Spring Creek Estates for which a Developer's Agreement was approved between the City and Developer in 2005; and

WHEREAS, this development and developer are bound by this agreement; and

WHEREAS, the Plan Commission reviewed the amended General Development Plan specific to the area proposed for Spring Creek Estates 1st Addition PUD at a public hearing held on September 20, 2016; and

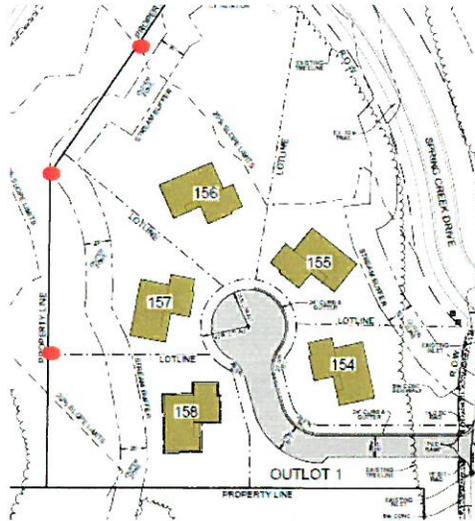
WHEREAS, the Plan Commission found the General Development Plan to be acceptable subject to contingencies and;

WHEREAS, those contingencies are as follows:

Area A

1. The Specific Implementation Plan shall include the building type and show the footprint of the house and deck area for lots 105-107.
2. The developer shall install signs denoting park land and public access in those areas susceptible to encroachment. (Rear of lots 106-108, as well as along the south PUD border and access easement between Lots 107 and 108.) Signs will be provided by the City but paid for and installed by developer. Eight sign placement locations are suggested as shown below.

3. The developer shall install signs denoting park land and public access in those areas susceptible to encroachment. Signs will be provided by the City but paid for and installed by developer. Three sign placement locations are suggested as shown below.



4. The Specific Implementation Plan shall include building type and show the footprint of the house and deck area for each lot.

Area A & B

1. The developer shall have a letter of credit on file with the City per the requirements of the Developer's Agreement for Spring Creek Estates. Article IV. Section 4.2. See Addendum Two to the original Developer's Agreement.
2. Prior to approval of the Specific Implementation Plan or beginning of construction, whichever comes first, the Developer shall submit documentation that property included in the General Development Plan are under single ownership.

WHEREAS, the Plan Commission also reviewed Addendum two the Developer's Agreement for Spring Creek Estates at a public hearing held on September 20, 2016;

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission hereby forwards the General Development Plan of Spring Creek Estates 1st Addition to the Common Council with a favorable recommendation subject to the contingencies noted in this resolution.

BE IT FURTHER RESOLVED that the Addendum to the original Developer's Agreement attached hereto is forwarded to the City Council with a favorable recommendation.

Dated this 20th day of September, 2016

Dan Toland, Mayor

ATTEST:

Lu Ann Hecht, City Clerk

**ADDENDUM TWO TO DEVELOPMENT AGREEMENT
CITY OF RIVER FALLS AND GMTZ, LLC.**

WHEREAS, GMTZ, LLC. is the owner and developer of lands associated with Spring Creek Estates Subdivision, which was the subject of a Binding Development Agreement between Spring Creek Estates, LLC (“Developer”) and the City of River Falls (“City) dated May 5, 2005 and with Addendum One dated November 8, 2005; and

WHEREAS, the development of Spring Creek Estates was planned and approved in 2005, but the bank took the property during Great Recession of 2008-2010 and it is now under new ownership; and

WHEREAS, the Developer has submitted a General Development Plan under the Planned Unit Development process that requires explanation and clarification through a Development Agreement Addendum; and

WHEREAS, Area B as submitted on the General Development Plan includes all of outlot 15 of Spring Creek Estates plat and consists of 3.6 acres with five proposed lots as shown on EXHIBIT A; and

WHEREAS, the City anticipates future development on the adjacent property to the south of this outlot and is allowing a private drive in public right-of-way with a public easement, until such time that the property to south is developed and the public road is connected through.

NOW, THEREFORE, THIS AGREEMENT:

1. Private Driveway

- A. The City will allow a private driveway to access the five proposed parcels until such time that the property to south is developed. The private drive will be partially within the public right-of-way dedicated by the developer.
- B. When the adjacent property to the south is developed, the portion of the private drive outside of the public right-of-way may be removed at the sole discretion of the City with access to the five parcels being via a future public road to the south.
- C. A utility easement dedicated to the City of River Falls will remain in place where the private drive was located, as public utilities to service the parcels will remain located there.
- D. Private driveway construction within the public right-of-way shall be to City standards and approved by the City Engineer.

- E. Developer shall install a “private road” street name sign as directed by the City and in conformance with City standard where the private drive meets Greenwood Valley Drive.

2. Letter of Credit

- A. Per Article IV, Section 4.2, Specific Implementation Plan shall be synonymous with “final plat”. In addition, the Letter of Credit shall be provided prior to construction or prior to approval of the Specific Implementation Plan, whichever comes first.

3. Addendum Not to Modify Original Development Agreement Except as Set Forth Expressly Hereinabove.

This Addendum shall not be interpreted as modifying, reducing, or otherwise affecting any of the obligations of the Developer under the original Development Agreement except as is expressly set forth hereinabove.

Dated this _____ day of _____, 2016.

CITY OF RIVER FALLS

BY: _____
Dan Toland, Mayor

BY: _____
Lu Ann Hecht, City Clerk

GMTZ, LLC.

BY: _____

BY: _____

GENERAL DEVELOPMENT PLAN
Planned Unit Development

Spring Creek Estates 1st Addition

City of River Falls, Wisconsin

08/26/2016

ACA JOB NUMBER 5266-003

Prepared by:

■ **Auth•Consulting & Associates - AC/a**

Planning, Engineering, Building Design & Surveying

2920 Enloe Street, Suite 101, Hudson WI 54016

Hudson Office: 715-381-5277

Corporate Office: 715-232-8490

www.authconsulting.com

S&N Land Surveying & Nelsen Land Surveying- Divisions of AC/a

OVERVIEW/LOCATION

The planned unit development (PUD) consists of a two overall areas. The north portion is labeled area A and includes a portion of outlot 10 of Spring Creek Estates final plat labeled for future development and all of lot 1 of CSM 3-196 consisting of approximately 1.54 acres. The South portion labeled as Area B includes all of outlot 15 of Spring Creek Estates plat, consisting of 3.6 acres. The total PUD area is approximately 9.2 acres.

Area A is bordered on the North by Stonebrook Townhome Community, to the East by STH 29, to the West by single family lots in Spring Creek Estates (lots 60-66) and to the South by City of River Falls property – parkland dedicated as part of Spring Creed Estates and Lot 2 of CSM 3-196 (approximately 2.7 acres).

Area B is bordered on the North and West by parkland, on the East by City lots and on the South by an existing single family home in the Township.

The PUD boundaries are shown on plan sheet C2.0.

GENERAL CHARACTER OF DEVELOPMENT

The proposed development will consist of twin homes (zero lot line structures) and single family residential houses.

Area A includes a small berm which will be added to buffer the homes along highway 29- see site layout for approximate size and location. The berm will be similar in character and size to the berm in Stonebrook Townhome Community.

PATTERN OF PUBLIC AND PRIVATE STREETS

The roadways within area A will all be public streets. Every unit will have a two car garage and room in front of the garage to park, along with the parking available on the public street. The roadway within Area B is a private drive.

UTILITY FEASIBILITY

The water and sewer are available and have been sized accordingly during the development of Spring Creek Estates subdivision.

RECREATIONAL/OPEN SPACE

The subdivision has access to large open space dedicated during the platting of Spring Creek Estates. In addition, there is a small regional park in close proximity to the subdivision to provide an active park

area. On the South side of lots 106-108 includes additional parkland dedication to the existing passive park system.

PROJECT TEAM

DEVELOPER: GMTZ
ENGINEER/SURVEYOR: Auth Consulting & Associates

Parcels A and B are currently under separate ownership, but include common ownership. Prior to submittal of the specific implementation plan parcel B will be purchased by GMTZ. It is anticipated this will occur within the next 45 days.

SCHEDULE/PHASING

It is anticipated that roadway and utility construction will begin in the fall of 2016 and will be completed as one phase. Construction is estimated at 4-6 weeks for the public improvements, with the exception of curb/gutter, pavement and final restoration which is anticipated in the Spring of 2017. Home construction is anticipated to begin in the late fall with occupancy permits anticipated in late May of 2017.

ECONOMIC ANALYSIS

The developer will install all the public improvements and dedicate them to the public. The project has obtained bank approval.

ORGANIZATIONAL STRUCTURE

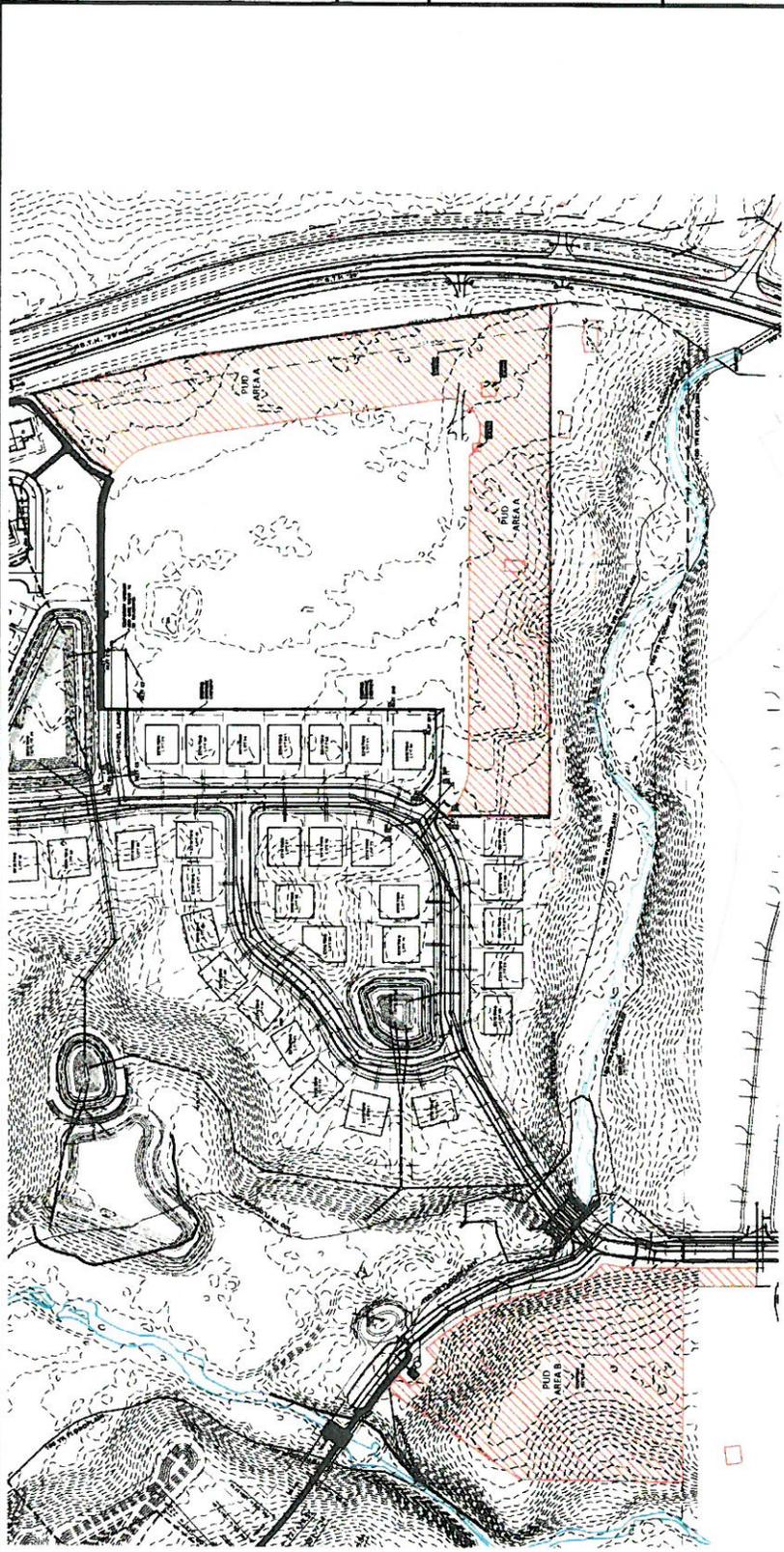
Each lot in Area A will be owner maintained with no association. The lots in Area B will have an association responsible for the private drive maintenance.

BUILDING PLAN/TYPE/LAYOUT

Final building plans for the twin home lots will be submitted during the specific implementation plan submittal. Twin home plans will include a minimum of 3 different exterior layouts/roof lines to create architectural diversity.

At the specific implementation plan the single family lots will show a grading and erosion control plan that will show the house type (standard – slab or full basement, lookout or walkout). The grading plan will also define the building envelope limits for lots in close proximity to the shoreland buffer.

PROJECT: SPRING CREEK ESTATES 1ST ADDITION GMTZ CITY OF RIVER FALLS, PERCE COUNTY, WISCONSIN		SHEET NO. C20	
EXISTING CONDITIONS		 Auth-Consulting/Associates 1000 Main Street River Falls, WI 53083 715-833-8888 www.auth-consulting.com	
DATE: 08/28/16	NAME: GMP SUBMITTAL	FOR CONSTRUCTION	NO. 5286-003
		NO. COORDINATE	NO. 020-CR-SM
		DATE: 07/28/16	
		CHECKED BY: MCH	
		DRAWN BY: DCK	



LEGEND

---	EXISTING ST. CONTOUR	---	EX. 3" BARRIER CURB & CUTTER
---	EXISTING 1/2" CONTOUR	---	EX. 2" MANHOLE & CURB AND CUTTER
---	PROPERTY BOUNDARY LINE	---	EX. SANITARY REWER
---	3.0' EIGHT FOOT WAY	---	EX. SANITARY
---	0.0' SETBACK	---	EX. WATERMAIN
---	STREAM BUFFER	---	EX. HYDRANT AND VALV
---	30% SETBACK	---	EXISTING FENCE
---	30% SETBACK	---	GROUNDWATER WATER MAIN
---	30% SETBACK	---	EX. DRAINAGE EASEMENT
---	30% SETBACK	---	EXISTING PAVED ROAD

EXISTING SITE CONDITION NOTE

EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAHY INFORMATION PROVIDED BY PERCE COUNTY, LAND DATA AND AUTH-CONSULTING/ASSOCIATES. AUTH-CONSULTING/ASSOCIATES HAS CONDUCTED VISUAL GENERAL EVALUATION OF CONSTRUCTION ACTIVITIES COMMENCING

Auth-Consulting Associates
 1415 W. Wisconsin Ave., Suite 200
 River Falls, WI 54912
 715-835-1000
 www.authconsulting.com

DATE: 07/28/16
 DRAWN BY: MDM
 CHECKED BY: MDM
 AGENCY REVIEW: X
 ADJUST REVIEW: X
 JOB NUMBER: 2288-003
 FOR SUBMITTAL: 08/28/16

DATE	REVISION DESCRIPTION	BY
08/28/16	FOR SUBMITTAL	MDM

LEGEND

- PUD BOUNDARY
- 30" WAREFLOOR CURB & GUTTER
- 30" MOUNTABLE CURB AND GUTTER
- PROPOSED LOT LINE
- EXISTING LOT LINE
- DOT RIGHT-OF-WAY
- PROPOSED ST/UTILITY MARKER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT DRIVE
- EXISTING DAMEL TAIL
- EXISTING SETBACK
- D.O.T. SETBACK
- D.O.T. SETBACK
- STREAM BUFFER
- 20' SLOTE BUFFER
- EXTRAIRY HIGH WATER MARK
- FASEMENT
- UTILITY EASEMENT

GENERAL SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL WORK IN FRONT OF ANY PUD TO BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LINE CLOSURES OR UTILITY RELOCATIONS SHALL BE COORDINATED WITH CITY STAFF AS REQUIRED PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES ARE LOCATED AS SHOWN ON THIS PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG THE PUD BOUNDARY AT ALL TIMES.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER.

