



APPLICATION DEFICIENCY NOTICE

DATE: November 21, 2024

APPLICATION REFERENCE: TheoGrace Holdings LLC, PUD-24-003 - 200 VERMONT Ave

Dear Applicant:

We have received the materials submitted in response to the Application Deficiency Notice previously provided to you. Upon review of the re-submitted items, staff has identified items that need to be corrected. Attached to this notice is a list of comments in response to the re-submitted items.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted **at the same time**. As applicable, a complete response is required to include:

1. A written document addressing all of your responses (one paper copy).
2. New and/or updated technical reports (one paper copy).
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans (one paper copy).
4. A transmittal that itemizes everything being resubmitted (one paper copy).
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

APPLICATION DEFICIENCY NOTICE #2

DATE: November 21, 2024

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PLANNING COMMENTS - contact Michael Daniels (mdaniels@greencovesprings.com)

2. Provide a 10 landscape buffer pursuant to the specifications set forth in Sec. 113-244(d)(3) along the east side of the property (which includes lot 8, the proposed roadway, lot 28 and the retention area.

This was not provided along lots 21, 27, and 32.

8. The total impervious for the site shall not exceed 50%.

This wasn't addressed in the resubmittal, however there is a 60% lot coverage and that added to the new right of way exceeds the 50% threshold.

9. Provide a minimum of 10% of the lot for open space recreational area in usable aggregate form.

At the SDRT meeting it was clarified that the 10% requirement applied to the entire site not removing proposed right of way. In addition, the landscape buffer areas on Vermont and adjacent buffer to Habitat site should not be counted as usable open space/recreation activity. The intent of this comment is for usable park areas within the development.

10. Tree preservation. Provide a tree preservation calculation pursuant to City LDC 113-279.

There is no tree preservation being provided on the plan, which is not consistent with the City's Comprehensive Plan, PUD or Tree Ordinance.

13. Modifications to the PUD in section IIIP, shall require a rezoning modification amendment.

Not Addressed on the resubmittal

14. Section IIIR, shall require completion or approval of bonding for the infrastructure improvements prior to obtaining building permits for single family construction.

Not addressed on resubmittal.

15. How will stormwater be addressed?

Not Addressed on resubmittal.

16. Individual lots shall have a large/canopy tree as defined by City Code with a minimum of 2.5 dbh at time of planting in the front yard of each dwelling unit.

Not Addressed on resubmittal.

FIRE DEPARTMENT COMMENTS - contact Sandra Boike (sandra.boike@claycountygov.com)

1. Fire#1 Show fire hydrant(s). Illustrate compliance with NFPA 1:18.5 Fire Hydrant distance is measured along the fire department access road. If no access to a reliable utility water supply is available then use NFPA 1142 to provide a water supply and meet fire flow requirements.
2. Fire#2 NFPA 1141:5.2.3 Roadways shall have a minimum clear width of 12 ft(3.7 m) for each lane of travel, excluding shoulders and parking.
3. From the detail provided the T is not sufficient. Each leg of the T is required to be the length of the longest apparatus. For us it's 42 ft. So, if the T is to be used then the total length of the cross section of the T is going to be a minimum of 84 ft.

STREETS/SOLID WASTE COMMENTS - contact Greg Bauer (gbauer@greencovesprings.com)

1. After review, I have concerns regarding the "hammer head" design at the end of the proposed road. This would be difficult for the refuse trucks to maneuver. They would more than likely end up backing down the street. We try to prevent situations that cause our trucks to back up. Backing accidents out pace other vehicular accidents involving the City fleet, by far.

ELECTRIC COMMENTS - contact Steven Tye (stye@greencovesprings.com)

1. After review, I have concerns regarding the tight "hammer head" design at the end of the proposed road, the tight layout of the remaining thru road and the tight lots spacing. This would be difficult for the large electric trucks to maneuver in to build and maintain the electric system. With UG equipment on every other lot line, on both sides of the street, and a lot of cars parking on both sides of the street, this will be a continuing access issue. Also we will block thru traffic when working on the system.
2. R/W size, lot size and lot side set backs leave no room for UG utilities. Lots 29 - 33 are on an existing OH fed street and will be UG up OH poles.
Also see URD requirements for required work and CIAC charge.
3. per Electric Comments

PUBLIC WORKS DIVISION COMMENTS - contact Mike Null (mnull@greencovesprings.com)

[vermont tree survey identifying hardwoods and proposed protections.pdf](#)

1. It is difficult to review without quantifying how many and which trees will be removed and saved. Also, an overlay of the concept plan and the tree survey would be immensely helpful.