

The Retreat CUP Review

After reviewing the plans for this CUP I have found the following items that will need be submitted:

Culinary water and sewer will serve letter from the provider

Screening for dumpster area

Are there plans for a snow storage area?

Will there be fencing that could be detrimental to wildlife? (see the Important Wildlife Habitat Area code reference attached)

How are you going to mitigate nuisance factors, light, noise?

How will you maintain well-kept grounds to ensure the development stays in compliance?

Review Based on Design Review Requirements

For trail circulation, have you considered a connector between Road 1 and 2 on the west end?

Will there be any light posts? If so, you will need to show the locations on the utility plan. A dark sky complaint lighting plan is required.

In your landscape plan, show tree and shrub plantings locations that meet the following:

”Deciduous trees shall have a minimum trunk size of two inches caliper.

Evergreen trees shall have a minimum height of six feet as measured from top of root ball.

All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.

Vines shall be five-gallon minimum size.

Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one growing season. Turf areas, where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30 percent shall be planted with sod or other deep-rooting, water conserving plants for erosion control and soil conservation.

Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement.

Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark, or similar types of landscaping materials.

Water conserving landscaping methods and materials are recommended and encouraged.”

Review based on PRUD Requirements

Submit a landscape plan, list and show:

The percentage of turf grass

The type, number, and location of shrubs, trees, and plants

Submit an Open Space Preservation Plan. “The plan shall include a narrative describing all proposed uses, phasing, and maintenance methods for all open space parcels, and a site plan that shows proposed common areas, individually owned preservation parcels, and the locations of existing and proposed future structures (Section 108-5-6).”

Are there plans to build structures within the common area? If so, show the locations as “Building Area”.

Create a Home Owner’s Association to record with the final plat.

Will there be any signage? If so, show the location and colored drawings of the sign design.

Review based on Architectural, Landscaping, and Screening Design Standards

Architectural design of structures:

- Predominantly natural earth muted tones
- Glass may not be mirrored
- Exposed metal shall be painted and non-reflective
- Avoid monotonous horizontal lines in architecture of greater than 50 feet

“All living plant material shall be provided with an automatic irrigation system.” **Please submit an irrigation plan.**