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M. Tim Williams



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

PIERCE TOWNSHIP ZONING COMMISSION

Public Hearing and Regular Meeting

5:30pm

WEDNESDAY October 19, 2022

AGENDA

I. Call to Order: Donna Cann, Chair of Zoning Commission

1. Roll Call: Mr. Schuler _____ Mr. Stitt _____ Mr. Shadwell _____ Ms. Cann _____ Ms. Frede _____
Ms. Neal _____ Mr. Bergman _____
2. Pledge of Allegiance
3. Approval of Meeting Minutes: September 6, 2022

II. Old Business (Continued Public Hearing):

1. ZC2022-004 (Davis/Ninemile): Request for a Zone Map Amendment to rezone the property located at 3805 Ninemile-Tobasco Road, to rezone the parcel from Planned Unit Development (PUD) to Planned Unit Development Residential (PUD-R). The applicant, Joe Huesman (on behalf of owner Elizabeth Huesman) is proposing one (1) single family subdivision development, to construct 42 single family dwelling units.
 - a. Staff presentation
 - b. Discussion by the Commission
 - c. Open Public Comment
 - d. Motion to Close Public Comment
 - e. Additional Discussion by the Commission
 - i. *The Zoning Commission shall read the recommendation report from the Clermont County Planning Commission regarding the proposed PUD application into the record prior to taking a vote.*
 - f. Motion to recommend approval/denial/approval with modification(s) the application to the Board of Trustees

III. New Business:

IV. Additional Business:

V. Motion to adjourn:

VI. Meeting adjourned at:

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Zoning Commission
Regular Meeting Minutes
September 6, 2022
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in regular meeting at 6:30 p.m., on Tuesday, September 6, 2022, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE

Chair Donna Cann called the meeting to order. Board members answering roll call: Mr. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, Ms. Donna Cann, Ms. Susan Frede, Ms. Catherine Neal, and Mr. Steve Bergman, personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Approval of Minutes – April 5, 2022 –Regular Meeting

Mr. Stitt made a motion, seconded by Mr. Schuler to approve the minutes of the April 5, 2022 meeting. Roll call on motion: All aye.

NEW BUSINESS

ZC2022-004 (DAVIS ROAD-NINEMILE ROAD)

Mr. McCarthy presented the staff report on case ZC2022-004 (Davis Road-Ninemile): A Zoning Map Amendment Application submittal for property located at 3805 Ninemile Tobasco Road. The applicant is proposing to rezone the parcel from Planned Unit Development (PUD) to Planned Unit Development R (PUD-R) and construct 42 single family dwelling units.

Ms. Cann advised that she is a member of the Clermont County Planning Commission, and must recuse herself from the session.

The Board discussed issues with the project, including power line interference, lot sizing, accessibility of the fire department, traffic concerns, stormwater management, understanding Clermont County’s role in the project’s approval, and the steep slopes of the property.

Mr. Flaherty of Cardinal Engineering, discussed the traffic, by stating that the county isn’t requiring a traffic study because there are such few homes being proposed. Mr. Flaherty then made a request to continue the meeting to next month in order to have more time to address concerns.

Mr. McCarthy explained that it would be advisable to finish the presentations and then make a determination on approval/denial/approval with modifications/continuance.

Mr. Stitt voiced concerns regarding the sufficiency of Ninemile road. Ms. Frede expressed concerns regarding the steep slopes of the property.

PUBLIC COMMENT

Mr. Stitt made a motion seconded by Mr. Shadwell to open public comment.

Mr. Gerard, a resident of 641 Springs Lane, voiced his concerns about the safety regarding the traffic influx due to the proposed development. Mr. Gerard stated that the roads are already a safety concern, and that having more vehicles traveling from the proposed site would cause greater concern for accidents or other traffic issues. The concern for water runoff from the sites hillside was also stated, which could lead to increased flooding for those downstream.

Mr. Iverson from Hopper Hill Road, also voiced concern for the potential flooding, and reiterated the traffic concerns as well.

DISCUSSION

Ms. Cann read the staff report of the Clermont County Planning Commission which voted to recommend approval of the rezoning case under conditions of 1) Conform to all Article 7: 7.04: PUD Development Standards. 2) Add a detailed cross-section with the product type listed for the proposed hiking trail. All portions of the hiking trail are to be located within open space. 3) All dedicated open space shall total at least 35% of the proposed site and be designed to accommodate at least 5% of active open space, add detail for proposed active amenities. 4) All easements will be required to be depicted on the record plat and shall state any conditions and restrictions of said easements. i.e., OHE 5) A Wetland Assessment and determination must be completed for the subject property due to the presence of hydric soil types. 6) A 401/404 EPA permit will need to be obtained due to the wetland area on site. 7) Stormwater Basins are required to be located within open space lots, not overlapping building lots. 8) Remove all existing structures on the site before development.

MOTION

Mr. Stitt made a motion to continue the hearing until the next meeting, with a second from Ms. Frede. Mr. Schuler stated that he would like all the conditions of the Planning Commission to be addressed, as well as the staff recommendations. Roll call on motion: Mr. Schuler - Aye, Mr. Shadwell - Aye, Ms. Frede - Aye, Mr. Stitt - Aye, Ms. Donna Cann - Aye.

ADJOURNMENT

At 7:30 p.m., Mr. Schuler made a motion, seconded by Ms. Frede that the Regular meeting be adjourned. Roll call on motion: All aye.

Donna Cann, Chair
Pierce Township Zoning Commission

Date

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October 19, 2022

Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, Ohio 45245

RE: ZC2022-004 Davis/Ninemile PUD R

Dear Zoning Commission:

The following letter serves as an update pursuant to the Zoning Commission's September 6, 2022 public hearing request that the hearing be continued and the applicant address outstanding concerns. You have received these documents and response later than anticipated due to the fact that staff was not given a reasonably sufficient amount of time (at least 2 weeks prior to the meeting) to review the resubmittal/response.

- 1) Compliant
- 2) Generally compliant. Some lot frontages not shown (See Lot 36 and 35).
- 3) Staff maintains the position that Ninemile generally and the intersection at Davis/Ninemile have potential safety issue, including geometric deficiencies.
- 4) Staff maintains the issue that geometric concerns remain and there are no plans to remedy the issue.
- 5) Deficient. Poor alignment of driveways. Access should be explored further east along Ninemile, despite the elevation changes. It is not clear to staff that this option, albeit potentially difficult, was sufficiently explored.
- 6) Complaint; second ingress/egress shown
- 7) Generally compliant. Trail system not entirely coherent.
- 8) Unresolved. It is not clear to staff that the Fire Department was contacted regarding this issue in order to reach a resolution.
- 9) Unresolved. See lot 29. A number of other lots are proposed with a steep ravine in the backyards.
- 10) Generally compliant, with the exception that there is no effort to retain the pond on site.
- 11) Understood

12) Resolved

13) Unresolved. Soils can be amended with loam soils, additional topsoil and similar methods to attempt to increase infiltration/retention/detention. Rain barrels, cisterns and similar do not require modifications to the soils but have positive impacts on stormwater management. This method is welcomed, as long as the HOA has a procedure in place to help residents to manage these types of facilities where applicable.

14) See above (No. 10)

15) Resolved

16) Resolved

17) Bioswale not shown.

18) Resolved

19) Resolved

20) At least 9 lots encroach on the tree line and hillside.

21) Some lots are excessively short and panhandles should be avoided.

22) The trail system should connect externally and gaps need to be avoided.

23) Advise on the setback compliance of the high tension lines (2 installations) on site. a. Accessory structures have multiple potential obstruction areas due to the power line easements. Please advise.

24) Tree protection not detailed nor illustrated. Existing vegetation should be preserved to the greatest extent feasible.

25) Adjoining lots are approximately 20,900 sq.ft and larger.

26) Open space areas must be 30' minimum in width

27) On lot landscaping does not appear to be in compliance with 7.04

Based upon the Township Land Use Documents and Zoning Resolution, the proposal is not compliant.

Regards,



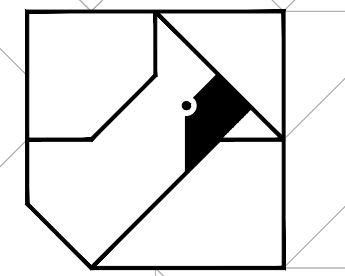
Eddie McCarthy, Planning and Zoning Administrator
Pierce Township Zoning Department
950 Locust Corner, Pierce Township, Ohio 45245



BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) PER GPS SURVEY DATA PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATIONING.

CONCEPTUAL LAYOUT LEGEND	
	PROPERTY LINE
	ROAD CENTERLINE
	BUILDING SETBACK
	APPROX. BUILDING LOCATION
	DRIVEWAY
	OPEN SPACE
	ACTIVE OPEN SPACE (TRAIL)

REVISIONS		
DATE	#	ITEM



CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

PROJECT:
NINE MILE AND DAVIS ROAD DEVELOPMENT
NANCAROW M.S. #1747 & KNOX M.S. #4795
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO

CLIENT:
JOE HUESMAN
2478 BETHEL HYGIENE ROAD
BETHEL, OHIO 45106

DRAWN BY: HRR
CHECKED BY: JSF
PROJECT MANAGER: JSF

PROJECT NO. 20-152
SCALE 1" = 60'
DATE 10-12-2022

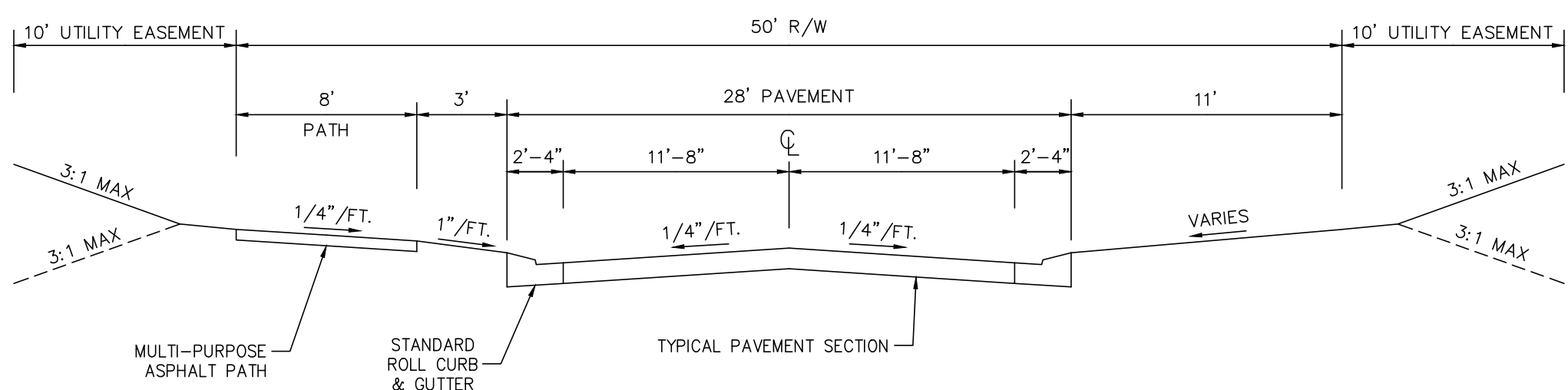
CONCEPTUAL SITE LAYOUT - PUD - R

SHEET **5 OF 8**

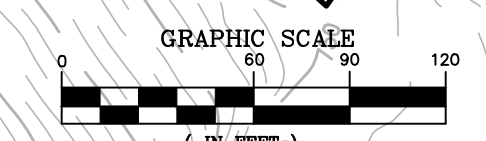
SUBDIVISION INFORMATION

PIERCE TOWNSHIP	
CURRENT ZONE DISTRICT	ZONE PUD-R
GROSS AREA	30.12 AC.
AREA OF ROW & EASEMENTS	7.10 AC.
MIN OPEN SPACE	35%
PLANNED OPEN SPACE	37.3% (11.27 AC.)
MIN. ACTIVE OPEN SPACE	15% OF OPEN SPACE (0.56 AC.)
PLANNED ACTIVE OPEN SPACE	6.8% (0.77 AC.)
NET AREA	23.02 AC.
MAX # OF DWELLINGS	59
PLANNED # OF DWELLINGS	41
MAX GROSS DENSITY	2.00 DWELLINGS/AC
PLANNED GROSS DENSITY	1.36 DWELLINGS/AC
MAX NET DENSITY	4.25 DWELLINGS/AC
PLANNED NET DENSITY	1.78 DWELLINGS/AC
MIN LOT SIZE	10,500 SF
MIN FRONT YARD	25 FT
MIN SIDE YARD	8 FT
MIN REAR YARD	30 FT
ROAD RIGHT-OF-WAY WIDTH	50 FT

NOTE: STANDARDS REGARDING THE PRESERVATION OF SOILS, SLOPES, FOREST, AND OTHER NATURAL RESOURCES APPLY TO THIS ZONE AND MUST BE CONSIDERED AS THE DESIGN PROGRESSES.



PROPOSED TYPICAL SECTION (LOCAL)
N.T.S.



General:

1) Do you propose any waivers? **No waivers requested.**

2) Plan lacks lot numbering, lot acreages and dimensions. **Plan was provided with dimensions and acreage for each lots.**

3) Staff remains concerned with the sufficiency of Ninemile Road, particularly at the intersection with Davis. Per OKI, Ninemile Road has approximately 469.82 Crashes/ 100 Million Vehicle Miles Traveled, which placed this road in the top end of Tier 3 merging to Tier 4 starting at 500 (6 Tiers with 6 being the worst).

The county traffic engineer, our traffic engineer, and the TIMS crash data for the intersection does not indicate the intersection is a problem. The intersection is functioning efficiency per the county engineer. The client has offered to donate land to the township or county for them to make improvements to the intersection if necessary. Client is also willing to trim vegetation in the area to improve site distance if the county or township would like. If the area is developed under the current zoning there will be nearly the same amount of vehicles at the intersection.

4) Based on our general discussions (Amanda Beiting, PE - Phone and 3/30 email) regarding the Davis Ninemile intersection, my understanding is as follows:

- There are geometric issues with this intersection and adjacent areas; this intersection does not comply with the Clermont County roadway standard(s). **While the intersection is not ideal it seems to be functioning efficiently and there are no need for improvements per the county engineer. There are hundreds of intersections in the area that where not designed to the current roadway standards because they were built prior to the standards existence per the county engineer.**
- There are no present plans to improve this intersection. **There are no plans to make improvements to the intersection because it is functioning efficiently.**

The client has offered to donate land to the township or county for them to make improvements to the intersection if necessary. Client is also willing to trim vegetation in the area to improve site distance if the county or township would like. If the area is developed under the current zoning there will be nearly the same amount of vehicles at the intersection

5) There is only one entrance and that entrance fails to properly align with Michael Drive.

Per our discussion with staff, the updated plans allow for a future second entrance through the adjacent land when it is developed.

6) An additional access point/easement should be provided to the adjoining site to facilitate interconnectivity. Per our discussion with staff, the updated plans allow for a future second entrance through the adjacent land when it is developed.

7) Sidewalks are required but are missing along Davis Road and are deficient in areas internally.

Because of topography limitations, safety concerns, the need for retaining walls to install any sidewalks, the need to remove the drainage swale adjacent to Davis road (see pictures), and the lack of the sidewalks on Nine Mile road to connect sidewalk into we don't believe building a sidewalk to "nowhere" is an efficient plan. We would propose utilizing the sites internal trail system for access around this area. The plans have been updated to include trail in this area and make the trail connected around the site.



The current sidewalk provided is a multiuse trail and is twice as wide as a typical sidewalk. It was only placed on one side of the street per staff's recommendation. He can go back to a plan and put normal sidewalks on both sides of the street, eliminate the walking trail, and use a lot to build an active open space park to meet the PUD requirements if that is preferred by staff or the zoning board.

8) Fire Department has concerns with the sight lines at intersections (in the vicinity) and Davis Road traffic.

The entrance meets the standard sight distance procedures outlined in ODOT's L&D Manual

9) Land disturbance must be minimized (and should be delineated) for a site with a profile of steep hillsides. It is advisable to limit the land disturbance to the contours of the plateau (avoiding the steep declines – follow the tree line and remain on the open plain). (Steep slopes 20-30%+ are typical and can be seen densely contoured in red, per the aerial, below,

The plans meet the requirements for slope preservation as set forth in the pierce township zoning resolution for PUD's.

10) The site is 30.12 acres in area and the Drainage analysis indicated 29.560 acres (Area to be disturbed).

The plans/calculations have been updated to match one another.

- a. There is a 0.18 acre Freshwater Pond habitat on site classified as a PUBGh proposed to be entirely disturbed. Advise of efforts to preserve/enhance this site

The pond has been evaluated the wetland scientist. His recommendations were sent to staff.

- b. The steep slopes (disturbance/protection) should be delineated where disturbance and protection are proposed. The disturbance and protection limits will be delineated in the field by orange construction fence prior to construction to assure disturbance does not take place in the protected area. The plans meet all the requirements set forth in the zoning ordinance for slope protection per the PUD section.

11) The soils on site are Rossmoyne silt loam and Jonesboro-Rossmoyne Silt Loams. The soils on site are considered prime farmland and or farmland of local importance. These areas should be preserved to the greatest extent feasible. The borings performed on the site indicate the soils are Lean and Fat clasys. The plans meet all the requirements set forth in the zoning ordinance for resource protection.

12) Storm detention must be located outside of proposed lots Plans revised as requested.

13) Based on downstream impacts, both impervious surface should be limited and on site collection capacity should be above the minimum standard, unless increased conservation steps are taken.

Mr. Jeff Flaherty, PE, LEED AP BD+C
Vice President
Cardinal Engineering Corporation
One Moock Road
Wilder, Kentucky 41071

**Preliminary Waters of the U.S. Assessment Summary
Nine Mile Road and Davis Road (+/- 26.43 AC)
Pierce TWP, Clermont County, Ohio
Project Number: 1940101560**

Date December 08, 2021

Dear Jeff:

Pursuant to the authorized agreement, dated September 14, 2021 between Ramboll Americas Engineering Solutions, Inc. (Ramboll) and Cardinal Engineering Corporation (Cardinal), Ramboll is pleased to provide you with this Preliminary Waters of the U.S. (WOTUS) Assessment summary letter related to the +/- 26.43 AC property located southwest of the intersection of Nine Mile Road and Davis Road, Pierce TWP, Clermont County, Ohio (i.e., the Site). The proposed developer is HTS Properties, LLC.

Ramboll
8805 Governor's Hill Drive
Suite 164
Cincinnati, OH 45249
USA

T 513-697-2020
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<https://ramboll.com>

The Site consists of a wooded and open field area (in the northern portion of the property). Two overhead electric utility easements traverse the Site north to south. Ramboll understands that the Site is being considered for future residential development and the purpose of this Preliminary WOTUS Assessment is to determine potential jurisdictional waters on the Site and offer recommendations for Section 404/401 permitting with the U.S. Army Corps of Engineer (USACE) and Ohio EPA.

Desk Top Resource Review

Prior to the Site visit, Ramboll conducted a review of select desk top resources for the subject property to identify potential WOTUS. The desk top review provided the following information:

- The NRCS Soil Resource Report for Clermont County, Ohio identified the following soil mapping units onsite:

- CnC2: Cincinnati silt loam, 6 to 12% slopes
 - EaF2: Eden flaggy silty clay loam, 25 to 50% slopes, moderately eroded
 - EdD2: Edenton loam, 12 to 18% slopes, moderately eroded
 - EbG2: Edenton loam, 25 to 50% slopes, eroded
 - Gn: Genesee silt loam, 0 to 2% slopes, occasionally flooded
 - JoR1B1: Jonesboro-Rossmoyne silt loams, 2 to 6% slopes
 - JoR1B2: Jonesboro-Rossmoyne silt loams, 2 to 6% slopes, eroded
 - RpC2: Rossmoyne silt loam, 6 to 12% slopes, eroded
 - RtB: Rossmoyne-Urban land complex, gently sloping
 - SeC2: Sees silty clay loam, 4 to 12% slopes, moderately eroded
- The above soil mapping units are described by the NRCS as well drained to moderately well drained. There is no ponding, but one unit (Gn) is described as exhibiting occasional/none flooding. Depth to water table is either 12 to 30 inches (in) below ground surface (bgs), 18 to 30 in bgs, 20 to 36 in bgs, 30 to 33 in bgs, or more than 80 in bgs. Gn, JoR1A1, and RpC2 soil mapping units are listed as having minor (6% or less) hydric (wetland characteristic) soil components.
 - The U.S. Fish and Wildlife Service National Wetland Inventory Map shows one freshwater pond on the Site. The freshwater pond coincides with the Pond 1 (with wetland fringe) discussed below.

Site Description and Assessed Features

Ramboll conducted a Preliminary WOTUS Assessment of the Site on October 2, 2021 to ascertain potential WOTUS that would potentially be regulated by the USACE. The Site consisted of a wooded and open field area (in the northern portion of the property). Two overhead electric utility easements traverse the Site north to south. One residence was observed on the Site near Davis Road.

During the site visit, the following features were observed within the Site:

- Stream 1, an intermittent/ephemeral (wasn't clear upon initial observation), was identified within the southwestern portion of the property. Stream 1 flowed south for 595 (linear feet) LF before flowing off the Site. Stream 1 would likely be considered USACE-jurisdictional as intermittent streams are regulated.
- Stream 2, an ephemeral tributary, was identified in the southeastern portion of the Site flowing generally southeast. Stream 2 flows for 63 linear feet before exiting the development assessment area. Stream 2 would likely be considered USACE-jurisdictional as ephemeral streams are regulated.
- A total of five swales (Swale 1 – Swale 5) were identified on this Site totaling 773 LF. The swales identified on the Site are not likely to be considered USACE-jurisdictional as they do not have bed and bank characteristics or an ordinary high-water mark.
- One isolated freshwater pond with a wetland fringe was identified on the Site totaling 0.18 AC. There was no observed offsite or onsite connection to any stream; therefore, the pond would be considered isolated and likely not regulated by the USACE.
- No other features were documented on the Site.



The Preliminary WOTUS Assessment Map is included as **Figure 1**.

Please note that since the USACE has authority to determine and/or verify the boundaries and regulatory status of WOTUS, this investigation has been termed "preliminary". Should you need a written verification of the on-site findings, a delineation report should be submitted to the Huntington District of the USACE.

Closing

We greatly appreciate the opportunity to partner with you on this important project. Please do not hesitate to contact me at (513) 646-4854 or email michael.waligura@ramboll.com if I can be of further assistance.

Yours sincerely,

Ramboll Americas Engineering Solutions, Inc.

A handwritten signature in black ink, appearing to read "Michael Waligura".

Michael Waligura

PROJECT MANAGER-1

056-E&H MIDWEST EAST ENG RES

D 513-697-2027

M 513-646-4854

michael.waligura@ramboll.com

Enclosures (1)

Figure 1- Preliminary Waters of the U.S. Assessment Map



PRELIMINARY WOTUS ASSESSMENT

FIGURE 01

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

+/- 30 AC Property
Nine Mile Rd and Davis Rd
Pierce TWP, Clermont County, Ohio

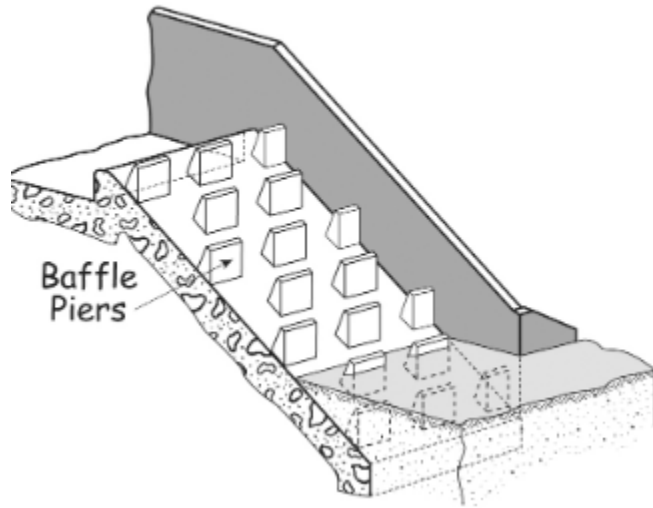


The PUD having smaller lots allows the client to save more of the vegetation on the hillsides and have more of the trees as protected resources. This vegetation reduces runoff. The detention pond is oversized above the minimum standards to protect downstream impacts. All the vegetation was left on the side of the site where the drainage is directed to help protect downstream impacts. We believe the oversized pond is the best approach to control downstream flooding and erosion. Raingardens are mainly used for water quality and to control runoff during the smaller rain events. They typically and not use to control large flooding event which seems to be the problem on the adjacent sites. In addition, clay soils are not the best soils to construct rain gardens because they do not infiltrate the water quickly. The plans meet all the requirements of the PUD ordinance in the zoning regulations.

If a SR-1 development is constructed more vegetation will likely need to be removed and create a greater runoff if the larger lots and building footprints. The client is willing to make it a condition of approval to install some rain gardens in open space areas if the township is worried about water quality but think there are better options for controlling downstream options for sites in clay soils where raingardens are least efficient. It is our opinion that the oversized pond is the best option for controlling flooding from large storm events especially with the onsite soils that are not ideal for rain gardens. Additionally, the impervious surface is limited by only installing a sidewalk on one side of the road and adding green space on the other side. The area where a sidewalk would go could be used as a bioswale and tied into the storm sewer system to help control runoff if the township. The site was planned to save as much vegetation as possible and is beyond the requirements for open space as set forth in the zoning regulations for the PUD. The regulations also do not allow the calculations for open space to count the areas and vegetation below the utility lines even though the vegetation in these areas will remain in some areas.

From the prior meetings it sounded like a significant concern from the stormwater runoff is erosion. The client agrees to work with the township and make it a condition of approval to install an energy dissipater at the pond outfall to decrease flow velocities. We believe this will help decrease the downstream impacts more efficiently than a rain garden. The client also would consider making it a requirement for each resident to have a rain barrel or other BMP practices that are more suited to sites with soils with low infiltration rates.

Baffled Chute Basin



14) Freshwater wetland in the center of the site is being removed.

There is no freshwater wetland in the center of the site. The site has been evaluated by a wetland scientist and this information has been provided to staff. There are “fringe” wetland plants that are approximately .001 acres surrounding the small pond that is approximately .179 acres. There is no observed offsite or onsite connection to any stream; therefore, the pond would be considered isolated and likely not regulated by the USACE. As a condition of approval, the client agrees to get any permits required by the state or USACE per the PUD requirements set forth in the zoning ordinance.

15) The stream along the western side of the site should be protected. A riparian buffer of 15’ on either side should be installed. This 15’ buffer should be planted with water tolerant shrubs and grasses.

As a condition of approval, the Client agrees to hire a wetland/stream scientist to come and delineate the ordinary high-water mark and create plans for a riparian buffer of 15’ in any areas that will be disturbed near the stream on the western side of the property.

16) Explore participation in the County Stormwater District Program

Client agrees to explore participation in the County Storm water District Program.

17) Due to downstream stormwater concerns (flooding, erosion etc), staff recommends a raingarden, above and beyond the proposed storm system be installed. Demonstration rain gardens can be considered as a component of the Active Open Space.

As mentioned above, in is our opinion with the onsite soils raingardens are not the best BMP’s to be utilized at the site, but the client is willing to install them as a condition of approval. Other BMP’S that we believe would be more appropriate would be the following:

- Make it a requirement for the developer to install an energy dissipator at the outfall of the detention pond.
- Make it a requirement for the homeowners to install rainbarrels.
- Install a bioswale on the side of the street that does not have the sidewalk/multiuse trail and tie the underdrain into the stormwater system.