

Autumn Oaks Proposal

On October 14, 2008, myself and Steve Fulton from ARM met with Joel and Fran McNaughton, CMX and Bill Hawk. Mr. Fulton is currently reviewing CMX's study i.e., *Re: Steep Slope Analysis & On Site Evaluation Proposed Autumn Oaks*. I'll have copies of CMX's study and ARM's evaluation at Monday's SWAN Meeting on **October 20, 2008** at Epiphany Lutheran Church from 7:00 - 8:30 pm (1100 Colonial Road). SWAN's engineer and Bill Hawk will present to discuss the McNaughton proposal.

The McNaughtons have agreed to address a number of issues raised by SWAN and the residents of Centennial Acres. The Proposal has addressed many of the concerns, and McNaughton Homes ("MH") deserves credit for offering an amended proposal. The remaining actions include:

- 1) **Map and a commitment from MH that demonstrates a 30+ foot buffer for Detention Basin 2.**
- 2) **Explicit language from MH maintaining the buffer zones as natural boundaries and not deforesting the areas; and,**
- 3) **SWAN will produce and distribute ARM's review of CMX's study, i.e., *Re: Steep Slope Analysis & On Site Evaluation Proposed Autumn Oaks*.**

The critical elements of the revised plan are listed below:

1) **No increased density:**

The number of units will remain the same but accommodations have been made to address concerns raised by property owners. In other words, the McNaughtons are **not asking** for a density bonus.

2) **Buffers:**

A 50 foot minimum buffer will be established between the limits of basin grading and the rear or side lot lines of the existing properties in Centennial Acres, i.e., west of Woodrow and east of Basin E1. That is an extension of buffers relating to Public Street J and Stormwater Basin E 1. (Note: The scale looks closer to **55 feet**.)

3) **Geotechnical studies:**

Soil and slope studies by a geotechnical engineer have confirmed a structurally sound topography. The study evaluated sub surfaces, soil analysis and testing, slope stability, and basin berm stability.

ARM is reviewing the study and should have preliminary results prior to tonight's meeting.

4) **Detention Liners:**

The McNaughton's have agreed to use a clay liner for the detention basins, i.e., construction of a low permeability basin bottoms and berms.

5) **Cul de sac:** Public Street cul de sac reconfigured to address residents concerns, i.e., add additional buffer areas.

6) **Fencing:**

The issue of fencing has not been resolved. While the McNaughton's have agreed to provide fencing between Centennial Acres and Autumn Oaks, I'm concerned that a fence on the property line will disturb existing structures. I'm not sure a fence is necessary given the buffer space MH has offered in their proposal.