



**Date:** 28 March 2014

**To:** Folks Huxford, Chief

**From:** Bruce Lewis, City Planner Supervisor

**RE:** Villages of Argyle PUD

**Verification of consistency with Section 656.341(c)(2)(i) PUD Site Plan Requirements**

The Site Plan, dated March 28, 2014 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description and Exhibit F. The few items of required information that have not been depicted on the Site Plan may be excused for good cause because the Written Description details the development standards, setbacks, lot coverage, building height, and buffer standards which will prevent adverse impacts to surrounding properties and future residents of the development.

(A) *The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.*

A review of the aerial photograph reveals the 193 acre site is contains planted pines and undisturbed natural vegetation. According to the legal description, a portion of the site contains wetlands and is in a conservation easement. The conservation easement is within the Conservation (CSV) land use category and will not change. There is no specific site plan for the subject property and the lack of specificity is typical for the overall Villages of Argyle PUD.

(B) *The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s) in accordance with the following format:*

The information above is not contained on the Site Plan, but is included in Exhibits I, G and H.

(C) *The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.*

The Site Plan does not show points of ingress and egress. There is no specific site plan at this time for the 193 acres and access points, rights-of-way and median openings will be reviewed and evaluated by the appropriate agencies when detailed site plans are submitted.

(D) *Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be by the Department.*

Not applicable.