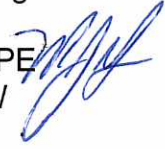




Department of Public Works

**January 22, 2015**

**TO:** Matt Flis, Director (Acting)  
Department of Planning and Zoning

**FROM:** Michael J Gallagher, PE   
Deputy Director, DPW

**SUBJECT:** Onondio Cove – Final Plat Resubmission

The applicant has significantly revised the plans since the previous submission. The plans appear to address many of the major concerns raised at the last Planning Commission meeting on December 10, 2014 including drainage issues raised by neighboring property owners, the grade/height of the proposed houses, and the reconfiguration to provide only one cul de sac as an extension of Ninovan Road SE.

Additionally some of the major stormwater management concerns raised by DPW staff have been addressed. The proposed stormwater system has been revised and reduced in scale that is acceptable. While it still lies within the same general area within the Tapawingo Road SE right of way, it has been reconfigured to a more conventional system with a single, linear pipe with standard manholes rather than the previous system of larger parallel pipes with large junction boxes. Applicable water quality requirements are met through the proposed purchase of offsite credits.

Staff still has some technical comments on this application that need to be addressed by the applicant prior to DPW making a final recommendation on this application.

cc: Dennis Johnson, PE, Public Works Director  
Cathy Salgado, Parks & Recreation Director