

Recommendations/Draft Conditions	
No.	
1.	<b>Tree Planting Required.</b> The applicant shall plant one upper canopy tree and one lower canopy tree. The tree species shall be selected from the City's approved tree list. The final location shall be determined in consultation with the City Forester.
2.	<b>Tree Removal Permit Required.</b> The applicant shall apply for a tree removal permit prior to final details review.
3.	<b>Walkway in Right-of-Way.</b> The applicant shall identify the walkway material within the City right-of-way. Acceptable materials are limited to decomposed granite or bark chips.
4.	<b>Site Drainage.</b> Site drainage must meet the requirements of the City's drainage guidance, SOG 17-07. At a minimum, impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. A site drainage plan and BMP tracking form will need to be provided with the Building Permit application demonstrating compliance with City drainage guidelines.
5.	<b>Cross-Section Details for Semi-Permeable Surfaces.</b> Cross-section details will need to be provided with the Building Permit application for semi-permeable surfaces, including the sand-set flagstone surface and semi-permeable stone surface.
6.	<b>Erosion and Sediment Control Plan.</b> An erosion and sediment control plan, including locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access, will need to be provided with the Building Permit application.