

TOWN OF PRESTON

Planning and Zoning Commission Comments.

Site Plan /Special Exception RV Park

January 12, 2022

PLANNING AND ZONING DEPARTMENT

SITE PLAN REVIEW CHECKLIST

Section 19 of the Zoning Regulations require that site plans submitted to the Planning and Zoning Commission for approval shall indicate or include the information listed below. Please note that the size of all plans shall be 24" x 36".

1. Scale, north arrow, date of drawing or its revision date, and name of person preparing the plan.

PLEASE ADD THE PROPERTY OWNER TO THE TITLE PAGE

2. The subject lot and all buildings on adjacent lots within one hundred (100) feet of the lot lines of the subject lot.

ALTHOUGH THE PROPERTY ACROSS THE STREET IS OVER 100 FEET TO THE PROPERTY, PLEASE ADD FRONT PROPERTY LINES AND OWNERS ACROSS THE STREET.

3. Photographs, floor plans and scale drawings of all buildings and signs located or to be located on the subject lot.

4. Location of all existing and proposed buildings and outdoor signs.

PLEASE PROVIDE THE DESIGN OF THE ENTRANCE SIGNS. ON THE SITE PLAN, CAN YOU IDENTIFY THE BUILDINGS AND THE SQUARE FOOTAGE AND DIMENSIONS OF EACH BUILDING IN ADDITION TO IDENTIFYING THE BUILDINGS.

5. Title Block containing the following information: legal name of owner; project name; zoning district of lot; use proposed; street address; scale of plan.

OK

6. Location of driveways, parking and loading areas, showing the number of stalls provided therewith (minimum requirements: parking spaces - 9' x 20' or 10' x 18'; loading spaces - 10' x 25')

ARE ANY LOADING AREAS PROPOSED? PARKING SPACES NEED TO BE 180 SQ FT, ALTHOUGH 10% CAN BE COMPACT CAR SPACES. THE DETAIL SHEET SHOWS THE PARKING SPACES TO BE 9'X18'. PERHAPS YOU CAN ADD AN

ADDITIONAL PLAN THAT SHOWS ALL TRAFFIC SIGNS, PATTERNS, MARKINGS AND SIGN DETAILS.

7. Existing and proposed storm drainage, sanitary sewerage, water supply facilities, easements, and grading.

ON THE GRADING PLAN CAN YOU ADD EXISTING ELEVATION NUMBERS. IT IS DIFFICULT TO GO TO THE SURVEY SHEET TO FIND THE ELEVATION NUMBER. SEE TOWN ENGINEER'S COMMENTS. PLEASE PROVIDE LETTER FROM THE UTILITY COMPANY APPROVING THE USE AND DESIGN OF THE SEWERLINE AND WATERLINE FOR THE PROJECT.

8. Location and dimensions of buffer strips and screening where necessary, and locations of all existing trees ten (24") inches or more in diameter.

PLEASE IDENTIFY ALL 24" TREES THAT WILL BE REMOVED ON THE SITE. WOULD LIKE TO SEE THIS ON A SITE INSPECTION, PRIOR TO APPROVAL OF THE PLAN.

ADD A NOTE TO THE PLAN THAT ADDITIONAL PLANTING MAY BE REQUIRED BY THE TOWN AFTER THE PROJECT IS CONSTRUCTED TO ENSURE THAT THERE IS ADEQUATE SCREENING.

9. Where the applicant wishes to develop in stages, an overall site plan indicating development shall be presented for approval.

WILL THIS PROJECT BE CONSTRUCTED IN PHASES?

10. In the case of uses requiring approval of any department of the State or Town, the approval of said department shall be obtained.

PLEASE PROVIDE COMMENTS FROM THE CT OFFICE OF STATE TRAFFIC ADMINISTRATION (OSTA).

11. Simultaneous applications may be submitted to the Zoning Board of Appeals and the Inland Wetlands Watercourses Commission.

WETLAND APPROVAL

11. A key map, at a scale of 1"=800' or 1"=1000', showing the zoning and street pattern within five hundred (500) feet of the site.

OK

12. Proper provisions for pedestrian traffic including sidewalks and/or easements where required by the Commission.

SEE COMMENT 46

13. A boundary survey prepared by a Land Surveyor, showing exact distances and either bearings or interior angles, whenever considered necessary by the Commission. An A-2 survey or reference to an A-2 must be provided. The plan must be certified as to its accuracy by a Land Surveyor for filing purposes.

PAGE SV.04 HAS NUMBERS BUT NO CONTOURS.

14. Such other information as may be required by the Commission including the information noted below. **SEE BELOW**

15. Utility mains and services. **SEE COMMENT 7**

16. Limits and details of paving and bituminous lip curbing.

OK

17. Location and detail of lighting standards.

IT IS NOT POSSIBLE TO SEE THE FOOT CANDLES ON THE PLAN. ALSO, THERE ARE A FEW AREAS THAT IT IS DIFFICULT TO IDENTIFY THE LIGHTING STANDARD. WILL THERE BE LIGHTS FOR THE TENNIS COURT, POOL, PLAYGROUND, VOLLEYBALL, ETC? PLEASE IDENTIFY. WILL THERE BE LIGHTING BY THE POND OTHER THAN LIGHTING FROM THE RAILING. IT APPEARS THAT THERE IS NO LIGHTING BY THE DUMPSTER AREA BY THE WESTERLY TENT AREA. LIGHTING AT THE ENTERANCE EXIT TO THE SITE - PLEASE PROVIDE. PLEASE PROVIDE VIEWSHED FOR THE ADJACENT NEIGHBORHOOD AT NIGHT FOR THE LIGHTING PERHAPS SOFTER WHITE OR YELLOW LIGHTING CAN BE USED FOR AREAS CLOSEST TO THE POND.

18. Location of garbage dumpster or cans. Refuse area must be screened from public view. Concrete pad should be provided.

PROVIDE DETAIL OF FENCING THAT WILL BE USED AROUND DUMPSTER AREAS. PLEASE PROVIDE LOCATION OF TRASH RECEPTICLES IN THE RECREATION AREAS. ARE THERE ENOUGH DUMPSTERS?

19. Building setback lines (front, side, and rear yards).

PLEASE CORRECT – FRONT YARD SETBACK IS 100' FROM THE FRONT PROPERTY LINE.

20. Zoning district boundary lines.

PLEASE SHOW ON THE SITE PLAN SUMMARY PAGE.

21. Seal and signature of Connecticut P.E. and L.S. - original signatures must be provided.

22. Curb cuts with standard ramps.

PLEASE PROVIDE AT INGRESS AND EGRESS INCLUDING RADII.

23. Overall measurements and square foot areas of all buildings.

PLEASE NOTE ON THE SITE PLAN.

24. Shortest distances from buildings to all property lines.

OK

25. Estimate for bond for all site work.

100% OF THE EROSION CONTROL WILL BE REQUIRED TO BE BONDED FOR THIS APPLICATION. A FINAL ZONING COMPLIANCE PERMIT WILL BE ISSUED UNTIL ALL SAFETY WORK IS COMPLETE AND A BOND IN THE AMOUNT OF 100% OF REMAINING SITE WORK IS POSTED. THE BOND(S) WILL BE IN A FORMATE ACCEPTABLE TO THE COMMISSION AND APPROVED BY THE TOWN ATTORNEY.

26. Sediment and erosion control plan.

SEE BELOW.

27. A legend giving the “Required” and “Provided” figure for each of the following: lot area; lot width; front yard setback; side yard setback; rear yard setback; lot coverage (%); building height (stories); parking spaces; truck loading spaces.

PLEASE PROVIDE HEIGHT AND SETBACK OF EACH BUILDING IN THE ZONING TABLE.

28. Indication of any variance and/or special exception obtained from the Zoning Board of Appeals, and dates when obtained.

29. Location of floodplain.

PLEASE SHOW FLOOD ZONE LOCATION. IT APPEARS THAT THE WETLAND CROSSING FOR THE WESTERLY TENT AREA IS LOCATED IN ZONE A; IN ADDITION, THE EASTERLY SIDE OF THE PROPERTY CONTAINS ZONE A AREAS. PLEASE PROVIDE FLOOD IMPACT REPORT PURSUANT TO SECTION 16.15 OF THE ZONING REGULATIONS.

30. Location of inland wetlands. Name of qualified Soil Scientist who mapped wetland area.

OK

31. Location within coastal area.

N/A

32. Symbol identification.

PLEASE IMPROVE THE SYMBOL IDENTIFICATION. MANY ITEMS ARE NOT IDENTIFIED. THE PLANTING PLAN SYMBOLS ARE DIFFICULT TO

DIFFERENTIATE. MAYBE IF IT IS COLOR CODED OR SOMETHING TO MAKE IT EASIER TO DETERMINE THE PLANTS.

33. If property is located on a State of Connecticut highway, review by the Connecticut Department of Transportation is required.

PLEASE PROVIDE.

34. If blasting is necessary for the development, a Pre-blast survey will be required. If neighboring property owners do not allow the developer to enter onto the property this requirement may be waived.

35. Landscape plan; a variety of plantings must be provided. Plantings that are to be installed must be suitable for the on-site conditions and must be a hardy variety.

ONCE A MORE READABLE PLAN IS PROVIDED, I WILL COMMENT ON THE PLAN. IT DOES LOOK LIKE IT WILL BE A GOOD PLAN.

36. Design of signs should be aesthetically pleasing.

PLEASE PROVIDE

37. Building facades must be aesthetically pleasing and must complement the neighborhood in which the building is located. Provide colors and materials to be used.

38. Indicate building/lot street number on site plan.

OK

39. Please provide State Plane Coordinates for each property corner.

40. Please note on plan that as-built plans will be required and will include the following information: location of buildings and limits of parking area.

41. Provide an AUTOCAD file of the project on a CD that includes all dimensions, property lines, address, acreage, wetland flags, easements, or R.O.W.s and any notable infrastructure. This should be done after approval by the Commission. **PLEASE PROVIDE**

42. Additional comments.

43. NO CAMPSITE SHALL BE LOCATED 75' FROM A PROPERTY LINE ON A PARCEL UNDER SEPARATE OWNERSHIP. SEE SECTION 18.11.3 (SECOND PARAGRAPH) OF THE ZONING REGULATIONS.

44. SECTION 18.11.2 B. ALL DEADEND ROADS SHALL HAVE A CUL-DE-SAC. I UNDERSTAND THAT THERE WILL BE NO RVS LOCATED IN THE TENT AREAS, BUT EMERGENCY VEHICLES WILL NEED TO HAVE THE ABILITY TO TURN AROUND – NOT JUST FIRE VEHICLES, BUT AMBULANCES. THE DEADEND

SERVING THE TENT AREA NEEDS TO HAVE A TURN AROUND FOR AMUBLANCES.

45. SECTION 18.11 C. WHERE THERE ARE OVER 150 CAMPSITES, THERE SHALL BE AN EMERGENCY ROAD. YOU SHOW THE EMERGENCY ACCESS BUT NO DETAILS. PLEASE PROVIDE.

46. SECTION 18.11 D. THERE SHALL BE SAFE PEDESTRIAN ACCESS TO CAMPGROUND SUCH AS THE POOL, PLAYGROUND AREA. PLEASE PROVIDE A LANE FOR PEDESTRIAN TRAVEL ADJACENT TO THE STREETS. THIS MAY BE A MATTER OF ADDING A SIDEWALK WITHIN THE PAVED AREA IDENTIFIED FOR PEDESTRIANS. ALSO ADD WHEEL STOPS AT PARKING SPACES WHERE THEY ABUT THE PARKING LOT. THERE IS A GARBAGE DUMPSTER LOCATED NEAR THE EASTERLY TENT AREA. THE ROAD IS 2-WAY IN THIS AREA. WILL THE BATHHOUSE CREATE A VISIBILITY PROBLEM FOR THE DUMPSTER AREA? SEE COMMENT 87.

47. PLEASE ADD DENSITY CALCULATION ON THE PLAN FOR THE PERMITTED NUMBER OF CAMPSITES. BASED ON SECTION 18.11.4, THE NUMBER OF CAMPSITES PERMITTED IS 5 SITES PER ACRE.

48. PLEASE NOTE ON THE PLAN, THE DIMENSIONS AND SQUARE FOOTAGE OF THE SMALLEST CAMPSITE. THE MINIMUM SIZE OF A CAMPSITE IS 1500 SQ FT AND 25'X 60' ADD A TYPICAL DETAIL. CURRENTLY THE DETAIL DOES NOT COMPLY. PLEASE REVISE.

49. PLEASE CORRECT THE FRONT YARD SETBACK FROM 50 FT TO 100 FT TO THE FRONT PROPERTY LINE.

50. ALL CAMPSITES WILL NEED TO BE NUMBERED FOR EMERGENCY PURPOSES. PLEASE PROVIDE DETAIL OF NUMBERING SYSTEM. SEE COMMENT 87.

51. A "300" FOOT OFFSET IS PROVIDED TO THE BATHHOUSES, IT APPEARS THAT THE OFF SET FOR THE BATHHOUSE LOCATED BY THE WESTERLY TENT AREA IS SCALED WRONG, IT ONLY MEASURES 220'; THAT BEING SAID, THE REGULATIONS DO NOT REQUIRE BATHHOUSES/RESTROOMS WITHIN 300' OF ALL CAMPSITES BECAUSE THEY ARE SERVED BY PUBLIC WATER AND SEWER.

52. THE APPLICATION NOTES THAT THE CAMPGROUND WILL BE OPENED SEASONALLY. WILL THERE BE PATRONS USING THE CAMPGROUND IN THE WINTER MONTHS? SEE SECTION 18.11.8 OF THE REGULATIONS – THE REULATIONS STATE THAT NO PERSON (THE SAME PERSON) MAY STAY AT THE CAMPGROUND FOR MORE THAN 30 DAYS DURING THE WINTER MONTHS (5 MONTH PERIOD). PLEASE PROVIDE NOTE ON PLAN THAT INDICATES WHEN THE CAMPGROUND WILL BE OPEN.

53. WILL THERE BE A STORAGE AREA FOR CAMPERS PURSUANT TO SECTION 18.11.9? IF SO, PLEASE NOTE LOCATION. WILL THERE BE LONG TERM RV STORAGE AT CAMPSITES?

54. PLEASE NOTE ON THE PLAN THAT A CAMPGROUND REGISTER WILL BE MAINTAINED IN ACCORDANCE WITH SECTION 18.11.10.

55. PLEASE NOTE ON THE PLAN IF THERE WILL BE ANY CARETAKERS PURSUANT TO SECTION 18.11.11. IF SO, SHOW THE LOCATIONS.

56. WILL THERE BE ANY FOOD SERVICES PROVIDED ON THE SITE SUCH AS ICE CREAM, SANDWICHES OR ANYTHING PREPARED ON THE PREMISES? PLEASE NOTE THIS ON THE PLAN.

57. PLEASE NOTE ON THE PLAN THAT SWIMMING WILL NOT BE PERMITTED IN THE POND – UNLESS YOU WANT TO PERMIT IT. IF SO, WHAT SAFETY MEASURES WILL BE IMPLEMENTED. A SIGN SHALL BE POSTED AS SUCH IN THE AREA OF THE DOCK. PLEASE SHOW THE STORAGE AREA FOR ANY KAYAKS, CANOES ETC. PLEASE NOTE THAT THERE WILL BE NO POWER BOATS PROVIDED FROM THE PREMISES.

58. PLEASE NOTE ON THE PLAN THAT THERE WILL BE NO MUSIC FESTIVALS AT THE CAMPGROUND. ALSO NOTE THAT ALL AMPLIFICATION WILL MEET THE CT NOISE REGULATIONS AND QUIET TIME WITH NO AMPLIFICATION SHALL BE SET FOR 10:00 WEEKDAYS AND 11:00 WEEKENDS. PLEASE NOTE THE IMPACT OF ANY AMPLIFIED NOISE ON THE POND WILDLIFE AND THE NEIGHBORHOOD.

59. THE ROADS ARE EXTREMELY LONG AND STRAIGHT. WILL YOU INSTALL SPEED BUMPS OR OTHER SPEED CONTROL? THIS CAN BE SHOWN ON THE TRAFFIC CONTROL PAGE BEING REQUESTED. SEE NOTE 87.

60. PROVIDE DETAIL OF ALL FENCING TYPES AND IDENTIFY LOCATIONS.

61. PROVIDE A DETAIL OF THE RECREATIONAL PATH; ALSO, ITS LOCATION IN AREAS OF STEEP SLOPES. WHAT MEASURES WILL YOU TAKE TO MAKE THE PATH SAFE FOR PEDESTRIANS?

62. THE RUBBLE SLOPE HEIGHT VARIES, BUT WILL NOT EXCEED 6 FEET IN HEIGHT. ONE OF THE CAMPSITES IS ON THE SLOPE, WHAT SAFETY PRECAUTIONS WILL BE TAKEN FOR CAMP SITES THAT ABUT STEEP SLOPES.

63. WILL THE GENERAL PUBLIC HAVE ACCESS TO THE RECREATION AREA? IN SOME CAMPGROUNDS, THEY WILL ALLOW SCHOOLS OR OUTSIDE GROUPS TO RENT THE RECREATION AREA ... WILL THERE BE OUTSIDE USE OF THE CAMPGROUND?

64. WILL THERE BE LONG TERM RENTAL OF ANY CAMPSITE – OVER THREE MONTHS?

65. THE ROADS SHOULD BE POSTED WITH NO PARKING SIGNS. SEE NOTE 87.

66. PLEASE PROVIDE PROOF THAT THE PROJECT WILL NOT DEGRADE OR DECREASE THE VALUE OF THE ADJACENT PROPERTIES.

67. PROVIDE RETURN RECEIPT FOR THE NOTIFICATION OF ABUTTERS INCLUDING ACROSS THE STREET.

68. PLEASE PROVIDE INFORMATION REGARDING ANY ARCHAEOLOGICAL STUDIES.

69. PLEASE SHOW ANY IMPROVEMENTS TO ROUTE 2 FOR TURNING LANES, ETC.

70. THE TRAFFIC STUDY INDICATES PEAK VEHICULAR TRAFFIC BASED ON OTHER CAMPGROUNDS AND TAKEN FROM INSTITUTE OF TRANSPORTATION ENGINEERS PUBLICATION TRIP GENERATION. THIS PROJECT IS NOT A TYPICAL CAMPGROUND, ITS USE WILL BE GREATLY IMPACTED BY THE CASINO AND IN MY OPINION THE TRIP NUMBERS TO AND FROM THE PARK COULD BE SIGNIFICANTLY HIGHER. EVENTS AT THE CASINOS COULD ADD TO THESE NUMBERS. PLEASE ADDRESS.

71. PLEASE ADDRESS HOW THE INTENSITY OF THE PROJECT IS COMPATIBLE WITH THE PRESTON POCD. CITE SPECIFIC SECTIONS OF THE PLAN.

72. WHAT IS THE LINE NEAR THE WALKWAY LEADING TO THE POND ADJACENT TO THE ROAD?

73. PLEASE NOTE ON PLAN THAT A PRECONSTRUCTION MEETING WILL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE TOWN PLANNER SHALL BE CONTACTED AND WILL COORDINATE THE MEETING WITH OTHER TOWN STAFF MEMBERS. A CONTACT FOR PROJECT MANAGEMENT WILL BE PROVIDED TO THE TOWN AT THAT TIME.

74. PLEASE NOTE ON PLAN THAT ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED BY THE TOWN PLANNER/ZEO AND OR THE WETLAND ENFORCEMENT OFFICER AFTER THE EROSION CONTROL MEASURES ARE INSTALLED.

THE NAME AND PHONE NUMBER OF A 24 HOUR CONTACT PERSON RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED TO THE TOWN PRIOR TO THE START OF CONTRUCTION.

75. PLEASE NOTE ON THE PLAN THAT THE TOWN MAY REQUEST ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BASED ON FIELD

CONDITIONS. IN AREAS OF STEEP SLOPES HAYBALES WITH SILT FENCE SHALL BE USED.

77. CAN YOU PROVIDE MAPPING OF UTILITY LINES IN ROUTE 2 FOR DOWNLOAD ONTO OUR GIS MAPPING?

78. HAS THE STATE DOT APPROVED THE LOCATION OF TREES IN THE STATE ROW?

79. WHAT ARE THE 2 ARCHES AT INGRESS/EGRESS DRIVE? PLEASE PROVIDE DETAILS.

80. PROVIDE SIGN AT DOCK AREA THAT THE AREA IS CLOSED FROM DUSK TO DAWN, UNLESS ACCESS WILL BE PROVIDED AFTER DUSK – THEN PROVIDE INFORMATION ON HOW THIS AREA WILL BE SAFE.

81. NOTE THE ELEVATION OF THE EXISTING CONTOURS ON AT LEAST THE GRADING PLAN.

82. ALL STOCKPILES WILL BE REMOVED PRIOR TO THE ISSUANCE OF A FINAL ZONING CERTIFICATE – UNLESS THERE IS THE NEED TO RETAIN SOME SOIL FOR MAINTENANCE PURPOSES. IF SO, PLEASE IDENTIFY STORAGE AREAS.

83. THE TOWN STAFF MAY ALSO DIRECT THE CONTRACTOR TO CLEAN THE ROAD – SEE NOTE 13 ON C-2.0.

84. HOW WILL THE WALKWAY TO THE DOCK BE CONSTRUCTED WITHOUT DISTURBING ADJACENT AREA?

85. HOW WILL THE SMALL ISLAND AT THE ROUTE 2 ENTRANCE AND EXIT BE TREATED. PLANTED, PAVED, STONE, PAINTED?

86. AN INSPECTION FEE WILL BE CHARGED FOR ALL ZONING ENFORCEMENT/EROSION CONTROL/ TOWN PLANNER/ENGINEER INSPECTIONS. THE FEE WILL BE DETERMINED IF THE APPLICATION IS APPROVED.

87. PROVIDE A TRAFFIC AND PEDESTRIAN SAFETY PLAN SHOWING: ALL TRAFFIC CONTROL SIGNS, PEDESTRIAN SAFETY SIGNS, PAVEMENT MARKINGS, SPEED BUMPS OR OTHER SPEED CONTROL, CAMPSITE NUMBERING, PARKING SPACE CONFIGURATIONS – COMPACT CARS AND LOADING ZONE LOCATIONS, FIRE LANES (IF APPLICABLE), EMERGENCY ACCESS DETAILS, ALL SIGN DETAILS, PEDESTRIAN PATHS AND DETAILS, ETC.

88. THIS WAS A COMPLEX PLAN AND THE STAFF AND COMMISSION HAD NUMEROUS COMMENTS. IF YOU WOULD LIKE TO SCHEDULE A STAFF MEETING TO DISCUSS THESE AND OTHER TOWN COMMENTS. PLEASE LET ME KNOW WHEN YOU WOULD LIKE TO MEET.

89. PROVIDE DETAIL OF PUMP STATIONS ESPECIALLY FOR THE STATION ADJACENT TO ROUTE 2.

90. WILL YOU HAVE AN IRRIGATION SYSTEM?

91 WILL THE DOCK REMAIN IN THE WATER IN THE WINTER?

92. WILL THERE BE ANY PARK MODELS OR PERMANENT RV CABINS?

93. WILL ALL SITES HAVE THE ABILITY TO HAVE A CAMPFIRE? IF SO, WHAT MEASURES WILL BE IMPLEMENTED TO ADDRESS AIR QUALITY.

94. WILL A SHUTTLE SERVICE BE PROVIDED TO THE CASINOS OR ANY OTHER TOURIST ATTRACTIONS?

95. WILL THERE BE A PROPANE FILLING STATION, IF SO, PLEASE SHOW LOCATION AND DETAIL ON THE PLAN.

96. WHAT IS THE SURFACE FOR THE GOLF CART STORAGE AREA? PROVIDE DETAIL.

97. MANEUVERABILITY OF RVS ESPECIALLY IN THE STAKING AREA.

98. PLEASE DETAIL HOW LOOSE WILL TRASH AND DEBRIS AROUND THE CAMPGROUND BE CONTROLLED AND/OR PICKED UP SO THAT NOTHING IS BLOWN INTO THE POND OR WETLANDS.

99. MOISTEN EXPOSED SOIL DAILY OR MORE AS NECESSARY.

100. PROVIDE A TRAFFIC PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.

101. THERE WILL BE NO CHILDREN STAYING ON THE PREMISES ATTENDING PRESTON PUBLIC SCHOOLS. PLEASE NOTE THIS ON PLAN.

101. IT IS UNDERSTOOD THAT SOME CHANGES MAY BE MADE TO THE PLAN BASED ON THE IWWC REVIEW. PLEASE LET ME KNOW ALL THE SIGNIFICANT CHANGES.

102. A SECOND REVIEW WILL BE CONDUCTED AFTER THE INFORMATION IS PROVIDED. ALSO, AFTER THE REVISED PLAN IS SUBMITTED A MEETING WILL BE SCHEDULED TO REVIEW THE FINAL VERSION OF THE REVISED PLAN. THIS WILL BE DONE PRIOR TO THE COMMISSION TAKING FORMAL ACTION ON THE APPLICATION.

