

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. I. Utility Plan

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This comment was previously on the rezoning submittal and has been moved to this PUD submittal. "Applicant shall provide a statement of impact for sewer facilities, including projected peak flows in gallons per day." It has been determined that the capacity of the existing sewer system is not adequate for the additional waste water flow. The sewer basin has been analyzed and it has been determined that the additional flow must be sent to a sewer interceptor line north of the site. This will require the developer to construct an 8" main extension from the interceptor, located in the park, to the site.

Engineering - Site Plan Checklist

General Issues

2. D. Site Plan

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The applicant has partially met this comment. The applicant shall place the crosswalk with ramps across Cherokee Place to be parallel with Shawnee Drive, such that the crosswalk is between Shawnee Drive and the Stop line on Cherokee Place. This placement will put the crosswalk beyond (in front of, meaning further ahead of) the stop line on the Cherokee Place approach to Shawnee Drive.
[Edited By Carl Baughman]

Fire-Planning

20170609_PUD Development Plan.pdf

3. Fire Protection

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Based on the results of a flow test performed on 6/29/2017, the minimum required fire flow at the site (1,500 gallons per minute at 20 psi) in accordance with the International Fire Code (2012 ed.) is not provided.

The applicant shall work with City staff prior to the Site Plan submittal stage to investigate available options in order to provide the minimum fire flow. This will require the applicant to provide off-site utility improvements at an additional cost including connections to existing water lines in order to provide the required fire flow.

Planning (Landscape)

General Issues

4. Site design

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This is an advisory comment. The applicant should consider placing the structure on the north side of the property by the park with the formal open space between the structure and the park. Fire may not need the road to go all the way around the structure. This would create a more livable space for the residents .
[Edited By Emily Hunter]