

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. E. Roadway Design and Plan & Profile

The COF Transportation and Street Standards, Section 3.3.16(4) states " ...Street jogs and/or intersections on minor collector and local streets of less than two-hundred (200) feet shall not be allowed, except where both intersecting streets are cul-de-sacs in which case the street jogs with centerline offsets of less than one hundred and twenty five (125) feet shall not be allowed."

This comment shall remain open until a modification of street standards has been approved.

[Edited By Kevin Long]

2. K. Overall Utility Plan

These issues to remain open to be addressed at Site Plan, but do not hinder Development Plan approval:

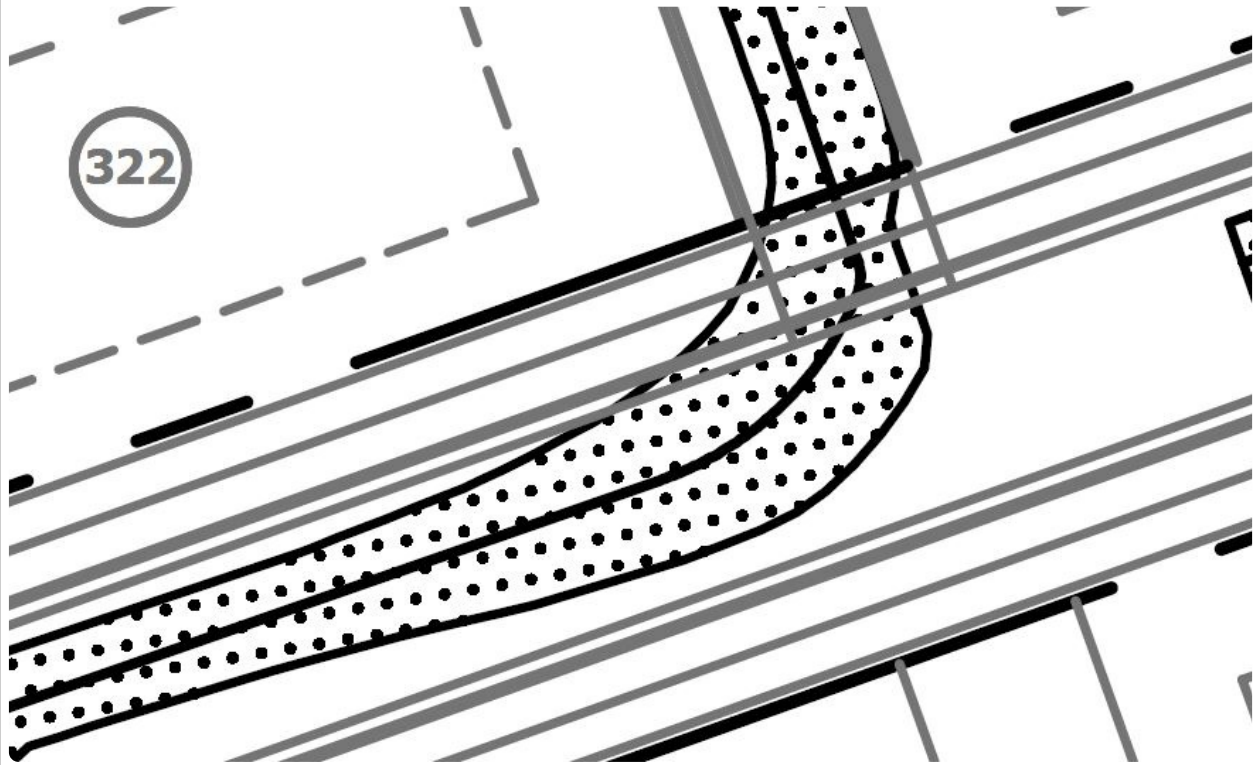
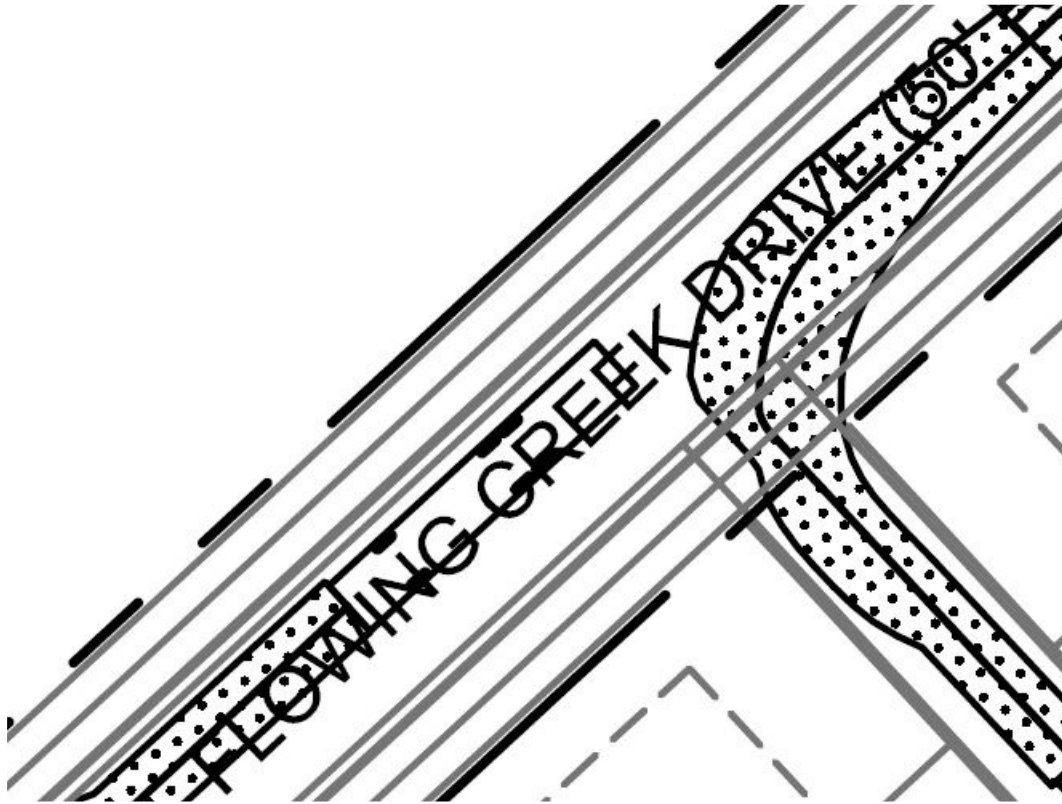
- Applicant shall be aware that no trees will be allowed to be planted within the sewer easement crossing the Open Space lot, and a note stating that the City is not responsible for any other plantings within the easement that are damaged or removed in the course of maintenance will be required on the plat.
- Applicant shall verify with Milcrofton utility that the proposed location of their water line adjacent to the alley(s) in the rear of the units where it will be overlain with driveways, mailboxes, etc is acceptable.

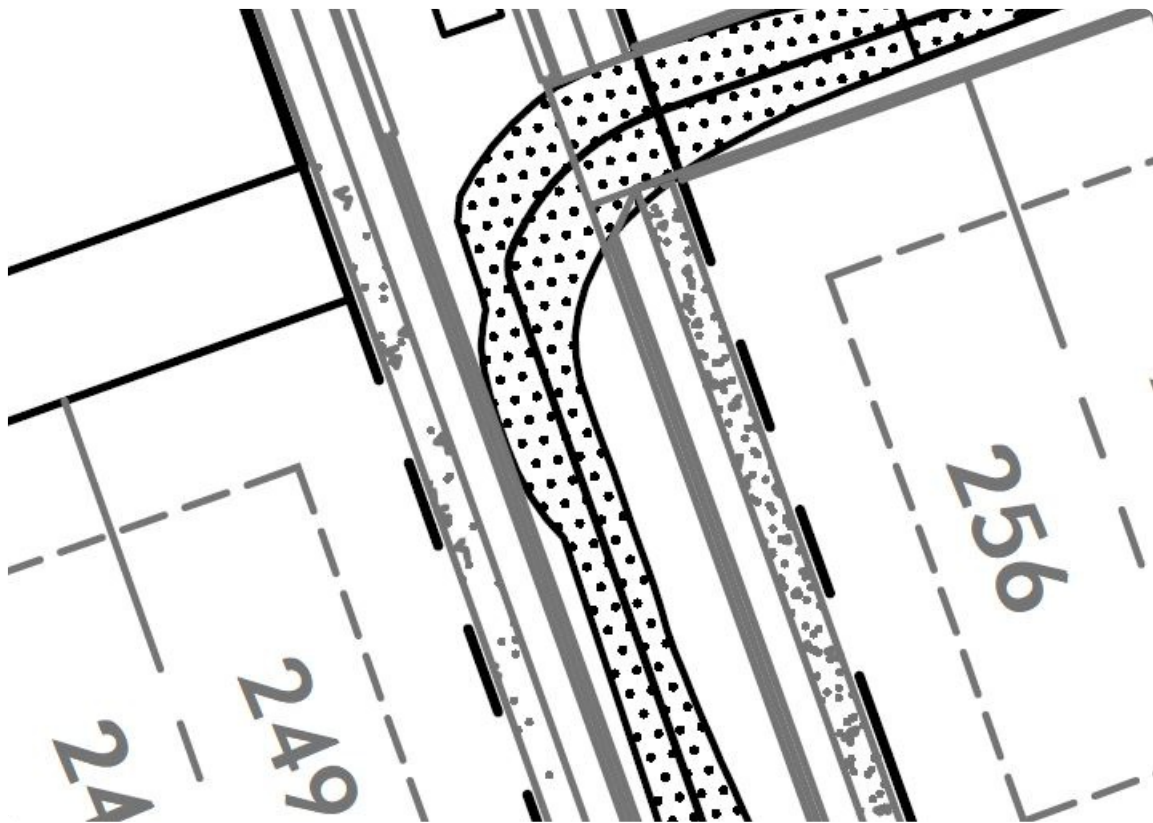
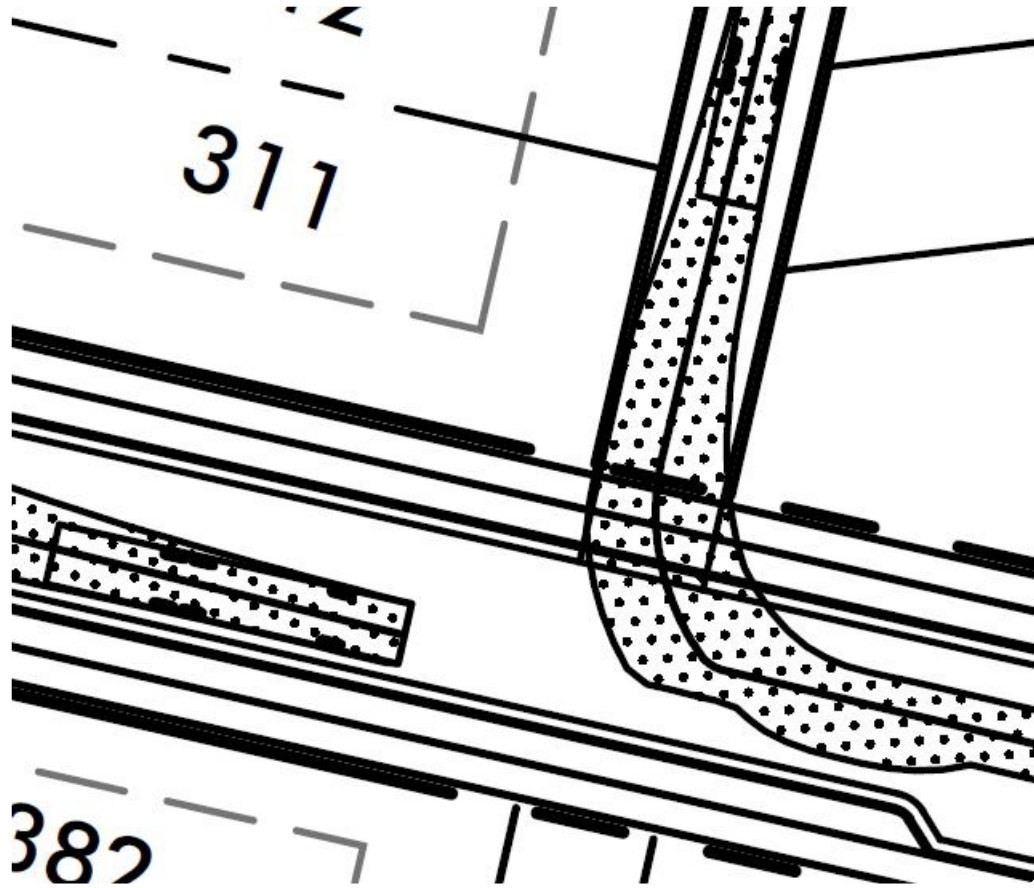
[Edited By Lance Fittro]

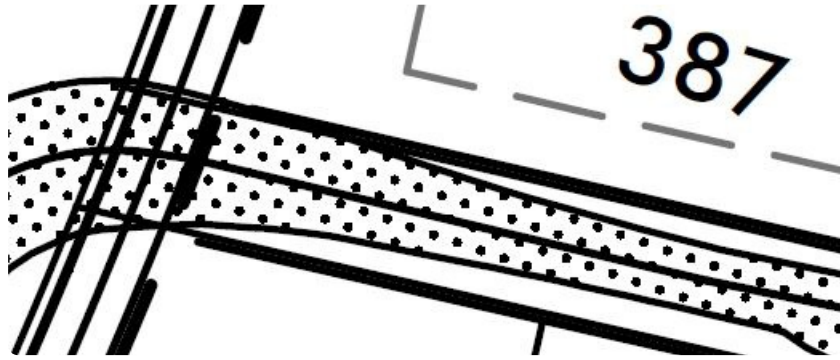
3. D. Site Plan

The previous comment, "Note that the proposed alley(s) with 90-degree, squared-off intersections with the street do not appear to have sufficient radius to allow the necessary turning movements" remains an issue, with the provided autoturn exhibit showing fire apparatus driving over curbs, sidewalks, etc.

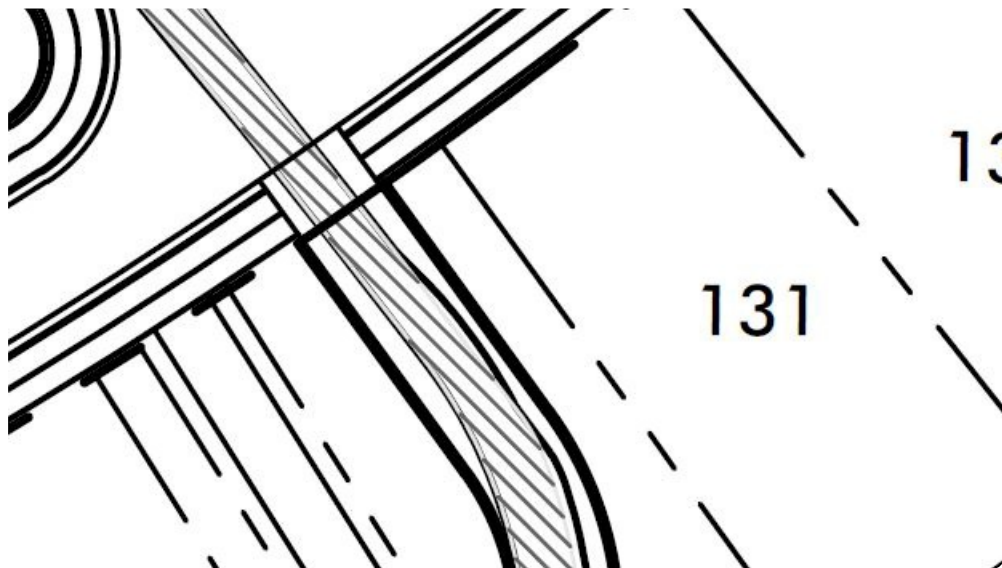
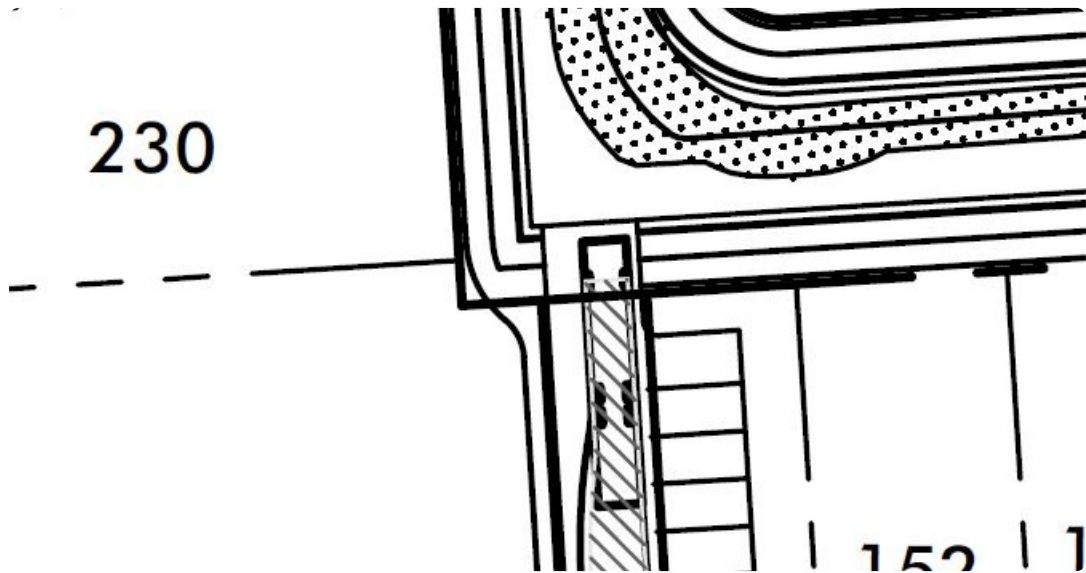
These shall be addressed at Site Plan with widened alley throats, larger radius returns for alley intersections, or other layout adjustments as necessary to facilitate alley access for fire apparatus and service vehicles.







Turning movements for these intersections not addressed:



Planning

General Issues

4. Corner Treatment

Applicant shall include more architectural detailing for corner lots. Architectural detailing can include but is not limited to wrap-around porches.

Water's Edge Development Plan Rev. 4 11.3.2016.pdf

5. Connectivity Index

Applicant shall remove Modification of Standards Request for Connectivity Index, in relation to 5.10.4 (iii) within the Zoning Ordinance.

[Edited By Brad Baumgartner]

Planning (Landscape)

General Issues

6. Section 4

Provide a sheet with just section four on it.

Water/Sewer

General Issues

7. Sanitary sewer plan

Applicant has not addressed all comments. Applicant shall address comments noted below:

- During recent meetings and discussions with the Water's Edge engineering team, it has been noted that the depth of the sewer proposed to serve the southern portion of the development will be excessively deep. In order for Water Management to approve the sewer layout shown on the development plan, the sewer main installed to serve the lots must be designed to be at an acceptable depth for maintenance. The depths were not shown at the original development plan approval stage, so with this revision, and now being aware of the proposed depth of the sewer, an agreement must be reached. Please contact Engineering and Water Management to arrange meeting over sanitary sewer alignments and depths.

[Edited By Lance Fittro]

8. General issues

Applicant shall utilize the Ladd Park interceptor being installed as a City project to serve the southern lots with sanitary sewer.

The applicant shall provide a clear illustration showing the sewer drainage areas to ensure the sanitary sewer mains are able to correctly serve the southern sections of Water's Edge at minimal depths. Any sewer mains to be designed at a depth greater than 10' shall require a meeting with Water Management and Engineering prior to final approval of the revised layout. Sewer proposed to be at depths greater than 10' and routed through residential lots may not be approved.

[Edited By Lance Fittro]