

CONDITIONS OF APPROVAL:**Engineering - PUD Plan Checklist****General Comments****1. Autoturn Exhibit**

- Applicant shall include on the autoturn exhibit the fire truck template being used, showing overall length, wheel base distances, width, track, lock to lock time and steering lock angle. The criteria of the truck template used for this submittal appear to have changed from what was used for the autoturn exhibit previously submitted.

2. F. Development Plan

- Applicant shall clarify existing vs. proposed on the site layout plan. Preferred method is to shade back to gray/screen the linework associated with existing site features. In particular, distinguish between existing and proposed parking spaces shown at the southwestern portion of the site in the area designated as an existing 24' access easement to O'Keefe Way.

3. G. Grading Plan

- The previous comment has not been addressed: "Applicant shall indicate limits of disturbance on grading plan for entire PUD." Please disregard "for entire PUD" portion of that comment, with apologies for the confusing wording. Please delineate the limits of disturbance for the project on the grading plan. I cannot see or distinguish any line indicating LOD on the submitted grading plan.

4. H. Stormwater Management Plan

- This comment has not been fully-addressed: "Applicant shall indicate total property area, disturbed area, and impervious area for total project listed on plan." The impervious area is not listed in the site data chart as applicant stated. If this information is given elsewhere on the plans, please indicate where.

5. I. Utility Plan

- Thank you for clarifying the size of the existing water and sewer utilities. Please indicate these on the Existing Conditions plan sheet.

6. F. Development Plan

- The previous comment, "Applicant shall ensure that the site layout adheres to the dimensional standards for drive aisles, parking spaces and sidewalks set forth in sections 5.9.8 and 5.10.13 of the Zoning Ordinance. In particular, minimum widths for sidewalk, drive aisles, and parking spaces adjacent to landscape islands should be met" has not been fully-addressed.

From 5.9.8: "The minimum width for 90 degree parking stalls adjacent to a landscape island or green space shall be 10 feet." The last parking space to the east of the proposed access to Moher Blvd. does not meet this requirement.

From 5.9.8: "Aisles shall be 24 feet wide outside of Traditional Neighborhood Developments." Drive aisle widths are shown as 22 feet throughout the site.

From 5.10.13: "Sidewalks running in a perpendicular direction from off-street parking spaces shall have a minimum width of seven feet." The sidewalk perpendicular to the parking adjacent to the building is shown as 6 feet in width, and narrows to as little as 4 feet in width at the rear of the building near O'Keefe Way.

Gateway Village Pud Subdivision.pdf**7. F. Development Plan**

- Applicant shall comply with Driveway requirements (Section 3.3.25 of Street Standards). For all proposed site driveways, provide 30' of throat depth from the ROW/easement boundary to the edge of the first intersection of a site parking lot space, aisle, or drive. This issue was missed during the first review cycle.

8. F. Development Plan

- Applicant shall comply with the Access Management & Design Guidelines (Section 3.3.25 of Street Standards). The proposed driveway at Moher Blvd. has substandard separation from O'Keefe Way (and limiting separation from Lynwood Way), and will not be allowed. Relocate the Moher Blvd. driveway access to O'Keefe Way in accordance with the approved revised concept plan. This issue was missed during the first review cycle.

Fire**TOUCHSTONE 8-11-14.PDF****9. Fire Protection**

- This comment has not yet been addressed through several rounds of review. Without the results, adequacy by the fire department cannot be determined.

The applicant shall provide the results of a full demand flow test. This test must be performed by a qualified fire protection engineer or fire protection contractor and witnessed by the fire department.

10. Access

- Autoturn dimensions and speed of travel need to be shown as no other significant site factors appear to have been altered. Why did the autoturn not work previously but now it does - what was changed?

Planning

General Comments

11. Site Data Chart

- Applicant shall update site data chart to reflect correct Character Area (Berrys Chapel-4) and zoning district (SD-X 6.64/144258)

12. Architecture

- The applicant shall revise the proposed architecture to comply with the transitional features section of the Zoning Ordinance, the character area recommendations of the land use plan and the Gateway Village Pattern book.

13. Zoning

- Applicant shall include the zoning of the property on your site data chart. (SD-X 6.64/144,258)

14. Overlays

- Applicant shall update site data chart to reflect correct Character Area (Berrys Chapel-4)

15. Concept Plan

- Comment not addressed. Applicant shall revise the concept plan to show Section 6 dated 7/27/2006 struckout.

16. Title

- Applicant shall title this project, "Gateway Village PUD Subdivision, Development Plan, Revision 4, Touchstone Office Building".

17. Color elevations

- Applicant shall submit electronic version of color elevations.