

CONDITIONS OF APPROVAL:

BNS

[Williamson Square Pre-App Submittal _8.7.2014.pdf](#)

1. Address

- This comment needs to remain open until street names have been approved.

Engineering - PUD Plan Checklist

General Comments

2. F. Development Plan

- Applicant shall comply with Cul-de-sac requirements (Section 3.3.7 of Street Standards):

- Cul-de-sacs shall not extend for more than 500' as measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection. If adjoining properties install fire sprinkler systems, this length may be extended to 1,000' in accordance with the adopted fire code. In no case shall a cul-de-sac or temporary dead end street serve more than 20 single-family residential lots.
- Cul-de-sac streets shall have a minimum paved radius of 50' at its outside edge.

The previous comment was addressed in a meeting. The developer is to obtain an access easement across the adjoining property that will eliminate the need for a cul-de-sac. If this easement is not obtained the cul-de-sac will be required and the development plan must be resubmitted for approval by the planning commission.

Fire-Planning

[Williamson Square Development Plan R.pdf](#)

3. Access

- No later than Site Plan submittal, The applicant shall provide documentation confirming an access easement across the adjoining property or provide the code-required vehicle turnaround at the end of the drive lane (at Lot 43). Until such time, the applicant shall show the turnaround on the plan. The plan will not be granted Post-PC approval until the appropriate turnaround is shown and approved. on the post-pc plan

[Williamson Square Pre-App Submittal _8.7.2014.pdf](#)

4. Fire Protection

- The applicant has not provided the requested fire flow results with a recent/valid flow test date.

The applicant shall provide the results from a fire demand flow test.

Parks

General Comments

5. Parkland information

- Parks-The fees-in-lieu of dedication shall be paid prior to recording the first Final Plat for the subdivision . See section 5.5.4 for the process.

This comment will stay conditionally approved until payment has been received.

Planning

General Comments

6. Subdivision name

- Subdivision name must be approved prior to first reading at BOMA.

[Will Sq-Serena Set Resub 12.4.14.pdf](#)

7. Cover sheet

- The applicant shall re-label the "Modification of Standards" as "Design Modifications". As these items are referencing section 5.3 of the zoning ordinance, they can be voted on by FMPC only and do not require approval by BOMA.

[Williamson Square Development Plan R.pdf](#)

8. non-residential square footage

- The applicant shall list the actual proposed zoning on the development plan sheet, and remove the placeholder listed.

9. Loading zone

- The applicant shall provide two loading zone locations, as required by the Zoning Ordinance for this size structure.

10. Existing Conditions

- The applicant shall label the lots associated with this development plan as their platted lot number (Lot 8, BK XX, PGXX), on the existing conditions sheet C1.0.

11. Draft elevations (development plan)

- The applicant shall list a single FFE for each townhome 8-35, and remove the erroneously listed FFE, on both the Utilities Plan and the Grading Plan.

12. Draft elevations (development plan)

- Porches are required to be a minimum of 6' in depth. Applicant shall revise renderings to reflect this distance, or make a note on the elevations that state the minimum required porch depth. Site layout may need to be revised at site plan to accommodate the depth of the porches between buildings, and may cause the plan to reduce the number of units shown in the area of units 8-35.

13. Modification of Standards

- Should MOS #3 be disapproved, the applicant shall revise elevations and site plan to show a side or rear loaded garage for all townhome units.

[Williamson Square Pre-App Submittal_8.7.2014.pdf](#)

14. Sidewalks

- The applicant shall extend the sidewalk along the assisted living parking lot to Williamson Square Road.

15. Existing Conditions

- The applicant shall label each parcel within this development with its existing zoning on the existing conditions sheet.