

CONDITIONS OF APPROVAL:

**Engineering - Site Plan Checklist**

**General Comments**

**1. E. Roadway Design and Plan & Profile**

- For pedestrian safety, a grass strip is recommended to separate the curb and gutter from the sidewalk. At the site plan stage, please consider weaving or meandering the sidewalk to achieve some separation without negatively impacting the existing trees or landscaping.

**2. E. Roadway Design and Plan & Profile**

- The proposed layout and autoturn exhibit for sanitation vehicles indicates several points where sanitation vehicles will intrude into lots, run over curb, or collide with parked vehicles. Where conflicts occur, the alley intersections shall be revised (widened) to facilitate turning movements of service vehicles.

Apply the alley apron design as uploaded into IDT at the alley T-intersection corners. Where necessary, an additional concrete apron outside of the ROW may be provided to facilitate these turning movements. Any such concrete apron outside of the ROW shall be placed in an access easement and noted on the final plat to be maintained by the HOA.

**Fire-Planning**

**2016-02-29 Avondale Cottages Pre-App Submittal.pdf**

**3. Access**

- As a result of limited access via the alley required for emergency services, the applicant shall provide residential fire sprinklers in the dwellings that front "Street A" (eight lots) and in the dwellings that front the open space (seven lots).

This provision is extended to offset insufficient access via the alley for fire department access concerns.

**Planning**

**2016-02-29 Avondale Cottages Pre-App Submittal.pdf**

**4. Details of development**

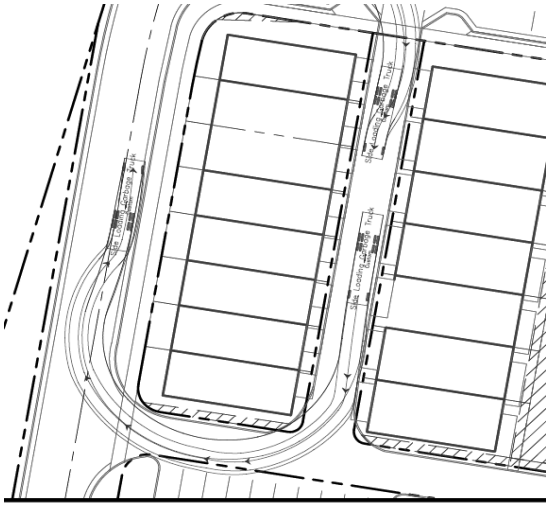
- Applicant shall provide square footage ranges for all proposed buildings. Also, list the maximum height to be two and a half stories (as depicted on your conceptual elevations)

**Solid Waste Service**

**2016-08-04 Avondale PUD Set.pdf**

**5. Solid Waste Service**

- The intersections at the end of the alley ways need to have a safer turning radius for SES refuse trucks to service the lots weekly. Driving on the curb weekly will cause problems in the future.



## Water/Sewer

### General Comments

#### 6. Utility easement

- Applicant has corrected easement conflict with bio-retention. However in doing so the easement now has structure footing located in them.

Applicant shall make sure no structures encroach on any sewer easements

#### 7. Water Main Location

- Water main location along southern side of development shall be Finalized at site plan