

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

- Applicant shall delineate the existing applicable drainage areas and include in design. The drainage areas must not be altered to increase the offsite stormwater runoff in any particular drainage area.

Engineering - Site Plan Checklist

General Comments

2. D. Site Plan

- Applicant shall show sidewalks that meet the Minimum Width requirement per Section 5.10.13(4) of the Zoning Ordinance:
 - (a) In no instance shall a sidewalk located within a public street right-of-way have a minimum width less than 5 ft. **(Sheet C4.0 shows 4)**
 - (b) Sidewalks running in a perpendicular direction from off-street parking spaces shall have a minimum width of 7 ft.
 - (c) Sidewalks abutting a nonresidential or mixed-use structure shall have a minimum width of 8 ft.
 - (d) Sidewalks designed as multiuse paths shall have a minimum width of 10 ft. The width may be reduced to 8 ft in portions of the path to minimize disturbance to existing vegetation or other environmental constraints.

Parks

General Comments

3. Parkland information

- Parks- Due to a revision to the master plan, 14 new units have been added to site. This addition will be subject to parkland dedication for the new units.

Fees in lieu or land dedication shall be applied to the site.

14units x 1200sf =16,800sf needed to meet ordinance. This could be deducted from the price of the land when the city purchase the Robinson Lake property or shown as accounted for by land dedication on the final plat.

Planning (Landscape)

General Comments

4. Tree Protection

- Applicant shall clearly delineate and label all tree protection areas.

Water/Sewer

[Dev Plan Rev 05.05.16.pdf](#)

5. Sanitary sewer

- Applicant shall add note to the development plan for sanitary sewer.
 - Where sanitary sewer lines cross proposed lot lines, no structures, patios, a/c equipment, utilities or drive lanes shall be constructed in COF sewer easement. All sewer easements are exclusive sewer easements and shall remain open for maintenance.