

CONDITIONS OF APPROVAL:

Engineering - Preliminary Plat Checklist

General Comments

1. E. Preliminary Plat

- Sidewalks are required along the full length of Duke Drive, to be addressed at the site plan stage. For the parcel fronting Mallory Station Road, sidewalks (or fees-in-lieu) will be required before a final plat can be recorded.

2. Drive access location

- The previous comment "Provide the access drive locations that meet the required Street Standards for sight distance and separation." was not addressed. A proper sight distance is required for driveway access onto Duke Drive. The sight distance as shown requires the removal of parking spaces and street trees within the sight triangle. Relocating or removing the access in the curve is recommended.
- The applicant shall re-locate the northern access location on Duke Drive to be at least 125 feet from the intersection (radius return to radius return) of Mallory Station Road, per Street Standards section 3.3.25(4)c.

3. Drainage access and utility easements

- The previous comment "Provide drainage, access and utility easements for each separate lot." was not completely addressed. The proposed sewer main extension must be located outside of Duke Drive right-of-way. An 8" sewer main is required to be extended to each lot. The sewer main must be located in a separate sewer easement. Pervious pavers are not permitted within the sewer easement. Provide sewer service to lot 4.

Fire-Planning

508 Duke Drive - submittal 001.pdf

4. Fire Protection

- This item remains outstanding.

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

Planning (Landscape)

General Comments

5. Landscape Plan

- Shall remain for when Development/site plan is submitted

Solid Waste Service

Duke Drive Civil Pre-Plat 9-1-16.pdf

6. Solid Waste Service

- Applicant shall provide a auto-turn for our Front-End Loader Refuse trucks to all dumpster enclosures. The turning radius includes:

Height: 12.5'

Wheel Base: 237" (19.5')

Width: 97" (8' 1")

Overhead clearance with can in raised position: 18.5'

Turning radius: 46'

Turning diameter: 97'

Track: 78.6" (approx 6'6")

Total length with boom overhang and arms extended: 41'

Total overall length of truck (with boom overhang): 37'

Truck length without boom: 35'

Front overhang: 50" (4'2")

Fork length: 4'

Boom arms front of bumper overhang: 24"