

## CONDITIONS OF APPROVAL:

**Engineering - PUD Plan Checklist****General Comments****1. F. Development Plan**

- The applicant has not addressed the issue "The applicant shall place on the development plans his request and justification for an Engineering MOS for substandard driveway spacing along Gist Street." The distance between the driveways on lots 1 and 2 will require a Modification of Standards for the substandard driveway spacing of less than 20' between the radius returns on adjacent lots.

**2. D. Statement of Impacts**

- Applicant shall provide a statement on the plans describing the anticipated impact on water, sewer, re-claimed water, and drainage facilities, including expected needs in total gallons per day (where appropriate). The information provided in the previous response is appreciated, but should be shown on the plans as well,

**Fire-Planning****[Gist PUD Development Plan.pdf](#)****3. Fire Protection**

- The previous comment requesting fire flow results has not been addressed.

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

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

**Planning****[Gist PUD Development Plan.pdf](#)****4. Sidewalks**

- The applicant shall clarify in the general notes section of sheet C3.0 that sidewalk requirements will be met with a combination of installation and fee-in-lieu payment.

**[Gist Street PUD Dev Plan 5.7.2015.pdf](#)****5. Open Space**

- The applicant shall revise the Site Data Chart to show the amount of open space required (5% of 0.85 acres = 0.0425 acres or 1,851 square feet), and clearly note that because the total formal open space set-aside is less than the minimum size of an individual open space (5,000 square feet), formal open space is not required on this development.

**6. Land Use Compliance Statement**

- The applicant shall remove the statement "the homes fronting Columbia could convert to commercial use in the future" from the paragraph under "Land Use Plan Compliance". Under both the current and proposed zoning, commercial uses would not be permitted and should not be considered in terms of land use compliance.

**[Gist Street Subdivision Development Plan 4.13.2015.pdf](#)****7. Project number**

- The applicant shall list the COF project number, 5836, on all sheets of the resubmittal.

**Planning (Landscape)****General Comments****8. Tree Protection Fence**

- Applicant shall indicate where tree protection fencing will be located on plans. Will it be possible to save both 36" cal. Walnut trees along Gist Street?

**Water/Sewer****General Comments**

## 9. Utilities

- Applicant shall clarify existing waterline, currently the waterline is shown crossing the property. That doesn't seem correct the label seems to be pointing at a lot line. Applicant shall clarify and correct the water line location shown on the plan.