

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C4.0 - Overall ROW & Access Plan

- Applicant shall include an Impact Statement describing the anticipated impact on streets shown on the Major Thoroughfare Plan, the Local Street Plan, and the Bike Pedestrian Plan.

The layout of the north access drive to Carothers provides only half of the TIS-identified left turn storage length in the throat (before the first internal intersection). This result indicates that dual WB left turn lanes are needed for the entire length of this throat. Revise the plat width of the driveway accordingly.

Engineering - PUD Plan Checklist

General Comments

2. B. General Information

- Applicant shall provide details of how proposed mitigation of existing wetlands and WWC/stream features on site is to be achieved, including the hydrologic determination performed for the property and documentation of coordination with state and federal authorities for the proposed mitigation.

Removal of the associated buffers and location of stormwater treatment/detention or other site features in these areas will not be permitted without the determinations from the proper authorities. Applicant may proceed with the Development Plan showing these features as mitigated with the caveat that, if the permitting authorities do not allow mitigation, the Development Plan will have to be revised. No Site Plan approvals for the associated property can be issued until documentation of these determinations has been received.

3. F. Development Plan

- To clarify the original comment, the rear entrance / exit from outparcels A & B should have an access easement to connect to the private street. There should be a secondary connection for those outparcels should their access on Carothers be temporarily blocked, and that access needs to be in an easement so it cannot be closed by another property owner.

4. I. Utility Plan

- The previous comment "Applicant shall locate all wastewater mains in exclusive easements outside of all detention basins, water quality ponds and/or other drainage structures/easements (Section 33 3113, 1.7). The sewer line must be placed outside of the proposed right-of-way dedication. All trees including street trees must be located outside of the sewer line easement. All retaining walls must be located outside of the sewer easements. The sewer line must be extended to a low area along the northern boundary and the western boundary of the site for future extension." was not completely addressed. The stormwater runoff from the outparcels must flow to detention or if the outparcels provide their own detention the flow off of the outparcels must flow across the development project site to the outflow from the project site. Stormwater inlets and pipes adjacent to the curb and gutter on Carothers Parkway do not have the capacity for additional stormwater flow from this site. There is no stormwater runoff from Carothers Parkway onto the site. The sewer line and other utilities must be located outside of the right-of-way dedication area. Street trees must be provided an area for planting along the streets outside of any existing or proposed easements.

5. D. Statement of Impacts

- Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. The applicant shall investigate further mitigations to the Liberty at Mallory/Royal Oaks intersection, to bring it to within LOS D. See notes on pages 38 and 50 in the TIS. Acceptable mitigations need to be submitted and approved prior to the first post-PC submittal.

Fire Protection Review

General Comments

6. Access Easement

- Prior to issuance of Certificate of Occupancy for any structure or portion thereof, the access drive/access easement between the

proposed outparcel lots shall be recorded by plat as well as constructed.

Planning (Landscape)

General Comments

7. Liberty Street Trees

- At site plan stage street trees shall be installed outside of the ROW. This shall be worked out then due to the many easements along Liberty.

Stormwater

General Comments

8. Stream Buffer

- The previous comment has not been addressed, "Submit HD report for review of WWC verification and accompanying environmental site report."

Applicant has met with staff to discuss potential issues pending review of the HD report.

9. Stream Buffer

- The applicant shall precede with the development plan submittal process but has been advised in a meeting with Kiser Vorgin on Nov 20th that if the stream on the property does not get variance approval then a revision of the development plan showing the stream shall be required.

Zoning

[15058 Carothers Crossing East PUD Development Plan Submittal 15-11-09.pdf](#)

10. Loading Dock

- With the site plan submittal, a service/loading area is required to be shown and striped to show that no parking is permitted. Loading areas are required to be a minimum of 12' X 25.'

Both building are required to have a loading zone adjacent to the building. On building two, this may affect the proposed drive aisle to the east of the building causing a loss of parking.

11. Parking

- With the site plan submittal provide parking calculations for the proposed uses to document that the proposed parking will be sufficient to meet requirements.

Provide additional information on the tenant parking requirements based on historical data. All parking spaces over the maximum allowed are required to be pervious.

12. Dumpsters

- Site Plan Consideration
Building 2 will also require a dumpster. Providing a location for this dumpster will reduce the amount of parking.

13. Accessory Uses

- If the modification of standards is denied, revise the layout to relocate the pool and play equipment behind the building, away from the street.