

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

[117 Gist - dev plan pkg.pdf](#)

1. Stormwater Infrastructure

- Applicant has not addressed the comment. Properties may not discharge Stormwater onto adjacent or downstream properties without the appropriate drainage easements. As discussed, applicant must discharge Stormwater into a Stormwater conveyance system. As proposed the Stormwater system is vague at best and shall be seriously reconsidered.

Engineering - PUD Plan Checklist

General Comments

2. E. Existing Conditions Plan

- The previous comment, "Applicant shall show driveway locations for adjacent properties on Gist St. and Battlefield Drive on all plan sheets." has not been fully addressed. Show the driveway locations for adjacent properties on Gist St.

3. H. Stormwater Management Plan

- Stormwater may not be discharged onto neighboring properties without appropriate stormwater easements. Applicant shall provide details and easements, where appropriate, to clearly depict how stormwater is to be discharged from each property. A drainage easement is required for any stormwater conveyance carrying runoff from 2 or more lots.

This is an advisory comment for Site Plan, and will not hinder Development Plan approval. Applicant shall be advised that the appropriate off-site easements must be acquired prior to final approval of the Site Plan.

4. F. Development Plan

- Applicant shall clarify discrepancy in the width of ROW abutting the northwest corner of the property. This width was initially shown to be 17', but is now shown as 20' on the resubmittal. Why the change? Be advised that if the proposed driveway encroaches onto the neighboring property, a permanent access easement will be required to be obtained from the property owner for the encroachment.

5. F. Development Plan

- Applicant shall show all proposed connections to existing and proposed streets located outside the development. Applicant shall show the Gist Street pavement and the driveway connection to it. Either radii or a flare are required for the driveway apron.

Planning

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6. Zoning

- Applicant shall include correct density (SD-R 4.44)