

CONDITIONS OF APPROVAL:

## Engineering - PUD Plan Checklist

### General Comments

#### 1. F. Development Plan

- The previous comment "Applicant shall provide right-of-way for a future street connection or emergency access to the north of the proposed lots that will connect to Allen Avenue." was discussed in a meeting prior to this submittal but the following issues remain open. Provide grading and an auto turn exhibit for the access easement. Show the culvert required to cross over Reese Creek with the access drive. Place the emergency access drive outside of the utility easements.

#### 2. F. Development Plan

- This is a new comment due to the chicanes being added at the subdivision entrance:

At Site Plan, "Fire Lane - No Parking" shall be marked on both sides of the curb and required accompanying signage posted between the proposed chicanes and extending 25 feet to the outside of the traffic calming area to prevent on-street parking within these spaces. The provided Autoturn exhibit indicates these areas pose a risk of potential conflict/collision should vehicles be parked in these areas.

This comment to remain open as a reminder to staff to be addressed at Site Plan, but should not hinder Development Plan approval.

## Fire-Planning

### General Comments

#### 3. Fire Protection

- On 6/2/2016, the applicant responded a flow test had "been ordered and will be submitted prior to final approval or with the site plan submittal."

Please provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.

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

This comment remains open and unresolved.

## Planning

### General Comments

#### 4. Zoning

- Applicant shall correct zoning to:  
SD-R 0.56

Based on 20 DWU on 35.74 Acres

#### [Rizer Point PUD Dev Plan\\_6.2.2016.pdf](#)

#### 5. Acreage

- Applicant shall correct site acreage to 35.74 acres per the surveyors description

## Planning (Landscape)

## General Comments

### 6. Formal Open Space

- Applicant shall supply on the site plan to be submitted a detail plan for the formal open spaces.

## Water/Sewer

### [Rizer Point PUD Dev Plan\\_6.2.2016.pdf](#)

### 7. General issues

- The location of the proposed access road is currently shown over the existing force main and reclaim water lines. At site plan if the proposed access road is to change the grade over the existing lines applicant shall meet with Water Management to ensure there is no effect to the utility lines. If the access road effects the utilities the access road shall be relocated.

## Zoning

## General Comments

### 8. FFO/FEMA

- Please remove the proposed floodplain line from sheets C1.0 and C1.1. These are existing condition sheets and should not contain proposed work.

### 9. FWO

- Please label the retaining wall as to the estimated height. Clearly show the wall so that it is apparent where it will begin and end.