



City of Flagstaff
Preliminary Plat Review
Conditions of Approval

Project Name: **UNIVERSITY TERRACE UNIT 2**
Print Date: 28-Feb-08
Project Number: **DRB07-016**

Site Address: 4015 S Holland Rd - Application No. PSPR 2007-065

DRB Date: 28-Feb-08

Conditions of Approval: [approved with 12 conditions below]

Project Mgmt (Planning): Preliminary Plat, AWC, 2-20-08

1. Sheet No.3: Remove Note: "Driveways shown hereon are schematic only..." (the driveways were removed from drawing).
2. Preserve existing pines, where feasible, at entrance of new public roadway for a landscaped entry and buffer for existing Lots.
3. Current Site Capacity calcs contain error in carrying over [3] total resource prot. land (acres). Corrected number would result in 20.9 (rounded down to 20) dwelling units and 20 are proposed. Correct work sheet and resubmit with your final plat.
4. The proposed detention basins require the following landscaping: a minimum of 2 plant units for every 100 feet of the perimeter of the basin.
5. Prior to application to the Planning and Zoning Commission, submit written responses from the following agencies regarding the intent to subdivide: appropriate public utilities; cable television and communication companies; Flagstaff Unified School District; USDA Soil Conservation Service; Coconino Co. Health Dept.; Coconino Co. Flood Control District; and Coconino Co. Community Development Dept. (since the proposed subdivision is adjacent to an unincorporated area).

Community Design:

6. Make detention facilities natural in character rather than rectangular.
7. If Tract A is open space, design the trail to take a more organic route through Tract A. If not feasible, please use existing FUTS easement without deviation.

Updated 11-6-7: No changes. All comments apply.

FMPO:

8. Realign FUTS trail through Tract A so the trail does not have right angle turns and is not pushed to the edges of the tract.
(mi 11-15-2007)

Fire Dept:

9. Second fire dept. access is required or add fire sprinklers to all buildings.
10. Delete the fire hydrant of front of lot 18. One (1) new hydrant is required as shown between lots 16 & 17 as shown on the site plan.
11. The mini-roundabout needs to be designed to accommodate a 45' fire truck, allowing for no part of the fire truck to extended over the curb/sidewalk. Also, the mini-roundabout shall allow for some driver error. The most recent design is too narrow and cannot be approved for fire truck access at this time. Please show a revised drawing for the mini-roundabout on the construction plans. The mini-roundabout will be red-lined if the turning radius is not satisfied.

Project Review (Building): (APPROVED W/ Conditions; 5-1-2007; 6-18-07; 7-3-07; 11-19-2007 eml)

See comments below for FINAL Plat requirements.

Public Works: No conditions

Utilities: NONE

Project Review Engineering: 02-19-08, APPROVED

Storm water: 2/21/2008

Traffic: 02-21-08 Address the following on the construction drawings:

12. Sidewalk on the north side of cul-de-sac throat scales to 4'. It Should be 5' after the transition from the cul-de-sac.

General Recommendations and Comments:

Project Mgmt (Planning):

1. Following DRB approval of the preliminary plat, the subdivider or authorized representative shall submit 10 copies of the preliminary plat; one 8-1/2 x 11 inch reduction of the preliminary plat; and a copy of the preliminary plat in electronic format. A Subdivision Review Application and \$250 administrative fee is required with these materials. Please reference revised Subdivision Platting, Application Packet (dated 12/26/07).

Community Design: None

Fire Dept:

1. Add fire sprinklers to all buildings and second fire access requirement will go away.
2. 2 new fire hydrants are required.

Project Review (Building): (APPROVED, conditions for after platting, eml, 11-18-2007)

1. The new driveway ordinance is in affect and must be adhered to for Final Plat and applying for building permits. Since the topo-info is from COF GIS data (not known to be highly accurate), the driveway information on lots 9-15 must be demonstrated to work with the roadway or that information on finish floor elevations and driveway slopes can be maintained. Applicant must provide a typical section through lot #14 and #12 to demonstrate the extent of fill that will be required and the building envelope for the structure and boundaries of the fill. (eml, 9 Apr 2007)
2. A building permit is required. (eml, 9 Mar 2007)
3. A geotechnical soils report will be required for this subdivision.
4. Council is expected to approve the 2006 IRC and the City of Flagstaff 2007 Building code amendments on 18 December 2007.

Public Works: No comments

Utilities:

1. (This condition has been met) A Water and Sewer Impact Study is required. It will be completed by the City of Flagstaff upon receipt of written request from the applicant. Please contact the Utilities Engineer, Ryan Roberts, P.E. @ 779-7685 (Ext. 7248) for additional information and estimated costs. The Water and Sewer Impact study must be completed prior to Development Review Board approval.
2. (This condition has been met) Show proposed minimum 20' public utility easements over new water and sewer main extensions on the site plan/tentative plat. 20' wide public utility easements are required for water and sewer easements. The developer shall acquire the additional 4 ft easement required from the existing landowners. Easements must be dedicated prior to issuance of a Building Permit.
3. (This condition has been met) All sewer lines shall be designed for gravity flow. Pressurized sewer lines and Lift Stations are prohibited by City of Flagstaff. This development may need to extend sewer main 2400 ft along the sinclair wash in order to provide gravity flow service to this development. The following standard comments 5,6,7,9,10,17,21 and 22 are conditions that must be completed prior to the issuance of the building permit.

Project Review Engineering:

Survey comments to be addressed on the final plat:

1. Provide a description of proposed ROW and PUE's
2. Bearings and distances on Tract "I" and others where needed.
3. Provide copies of all referenced record Docket/Pages.

Storm water:

1. Pursuant to the Stormwater Management Design Manual, concentrated discharges from your site, including the detention basin(s) are not allowed. A letter, or recorded private drainage easement is required for this project and must be provided prior to construction plan approval, recordation of Plat and/or issuance of Building Permits.

STORM WATER COMMENTS:

(x) An engineered Preliminary Drainage Report must be submitted and approved prior to approval of the tentative plat by DRB.

(x) City policy on public versus private drainage easements:

1. Regulatory (FEMA) watercourses: dedicated and maintained by the City of Flagstaff.
2. Public drainageways or private drainageways: rarely, the City may require that a drainageway be dedicated to the

City. In most instances, the drainageway shall remain private. During Civil Plan Review, stormwater staff shall determine the dedication so that it can be accurately dedicated, or shown on the Final Plat.

(x) All designs shall be in conformance with the City of Flagstaff Stormwater Design Manual.

(x) An engineered drainage report is required prior to issuance of a grading and/or building permits.

(x) Engineered grading and drainage plans are required prior to issuance of grading and/or building permits.

(x) A grading permit is required prior to any grading activity on the site.

(x) ROUGH GRADING: Building permits will not be issued until rough grading inspection is performed and a Rough Grading Certificate is submitted. The rough grading inspection must be scheduled a minimum of 24 hours in advance (779-7650). It is recommended to have the civil engineer at the inspection. The rough grading form has four certification blocks to be completed as described below:

a. Certification is always required by the civil engineer and permittee.

b. Soils engineer / engineering geologist certification is required if soils testing was performed as part of the rough grading work.

c. Land surveyor certification is required if an independent surveyor (not associated with the civil engineer or permittee) was responsible for staking grades, or if the civil engineer deems this necessary.

(x) FINAL GRADING: Certificates of Occupancy will not be issued until a final grading inspection is performed and a Final Grading Certificate with As-built grading plans are submitted and approved. This form requires only the certification by the civil engineer. The final grading inspection must be scheduled a minimum of 24 hours in advance (928-779-7650). It is recommended to have the civil engineer at the inspection.

(x) The property owner or homeowners association is responsible for the regular inspection and maintenance of the detention basin.

(x) Stormwater Pollution Prevention Plans (SWPPP) are required for any land disturbing activity greater than one (1) acre. Developers are responsible for complying with City of Flagstaff requirements for land disturbing activities greater than one (1) acres. SWPPP's must be prepared by an engineer. AZPDES Notice of Intent and Notice of Termination are required. The City of Flagstaff will not issue a grading permit until the NOI is provided and the SWPPP is installed and inspected by Stormwater Staff.

(x) Impervious surface (roofs, driveways, sidewalks, etc.) calculations must be shown on plans prior to issuance of a building permit.

Traffic Engineering: None

Fire:

1. A fire code modification form is required for fire sprinkler systems in place of the second access.