

First round review comments  
Plan Version 1  
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Echo W SFD Subdiv.

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Subdivisions Review Board review of the Preliminary Subdivision Plan may be required. This is particularly if any R/W's in the project are to be dedicated as public. SRB items would include but not limited to:

Public sidewalk both sides of all streets (however, Development Agreement applies)

All necessary variances such as:

Lengths of street

Please note that any cul de sac or driveway length as proposed may call for a waiver of the max requirements. TP (Bill McDow) to confirm.

Street and parking lot geometry (confirm that radii and tangents conform to regs)

Consider whether pedestrian easements will be required for public sidewalks

As with AQ I and Conventional Sub I, it is the responsibility of the applicant/designer to pursue all necessary variances/waivers according to PS' (Engineering) procedures

Stormwater (concept design): show on preliminary plan

Separate submission is tracking w/ Rob Gordon at this time

Public easements for stormwater

As-built drawings (may be required by Engineering)

An SRB plan would require other infrastructure elements including water and sewer concept. Public mains vs. private services.

Per city code, no lots may be recorded without providing public improvements such as paved streets, sidewalks and street trees - if no SRB review, merely confirm these on the site plan by appropriate notations

Plats for record are to reflect public dedications, public/private easements, etc

CFPUA signature is required on all plats. There are requirements for activation, certification, as-builts, etc.

Per City Code, Property Owner Association documents are to be submitted well in advance of  
Are any parcels proposed to be created within this project? If so, it will be the responsibility of the subdivider (applicant) to pursue public acceptance/transfer of public infrastructure to the City. City maintenance does not begin until that process is complete.

All common areas to be called out on the plan

City Construction Management will be your contact for portions of the above; the construction inspector will conduct city infrastructure inspections and issue punch list(s)

CFPUA's processes are separate from the city's

Please adequately address ped. Circulation in and around the proposed parking lot and buildings

City Code specifies that initial clearing and grading, even to accompany an approved construction release, calls for tree save areas to be marked and undisturbed. Any removal of trees requires a city-issued Tree Removal and Preservation Permit.