

DEVELOPMENT SERVICES



January 26, 2016

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Tallow Ridge PUD**
R-2016-0054 fka R-2005-1101

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Per previously approved PUD: Grover Road is to be striped from Cedar Point Road to a point a minimum of 200' north of the entrance to the development. Exact location north of the entrance will be established during the civil engineering plan review process.
2. Per previously approved subdivision: Provide a left turn lane on Cedar Point Road at its intersection with Grover Rd and approved in civil plans under City Development Number 7177.000.
3. Roadways shall meet the design criteria of Section 3 of the Land Development Procedures Manual & Chapter 654 Subdivision Code.
4. Provide a minimum of 20' on at least one side of the median divided entrance roadway for unobstructed access for Fire and Rescue.
5. Provide sidewalks per Section 2 of the Land Development Procedures Manual.
6. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

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AND DEVELOPMENT

PLANNING