

Development Review Comments Letter

SUNSET HILLS PUD SUBDIVISION REZONING TO PUD WITH CONCEPT PLAN #31775

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	INFO	911
2	Rezoning to PUD with conceptual plan	APPROVED	INFO	911
3	Rezoning to PUD with conceptual plan	N/A	INFO	DOH
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to PUD for the intended purpose of adding 5 additional units to the residential development. The parcels 48271-000-00 & 48206-000-00 are currently zoned A-1 and are a total of 2.07 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Please ensure LDC 6.13 is met with the Major Site Plan Revision.	INFO	ENGDRN
5	2.12.4.1 - Index of sheets and numbering		NO	ENGIN
6	4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius		NO	ENGIN
7	2.12.4.A - Type of application	7/26/24-Rezoning to PUD with Conceptual Plan	NO	ENGIN
8	Rezoning to PUD with conceptual plan	7/26/24-fee due with resubmittal	INFO	ENGIN
9	Rezoning to PUD with conceptual plan	The increase of five additional SFR units will not significantly increase the traffic from this development	INFO	ENGTRF
10	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.	NO	FRMSH
11	6 18 2 - Fire	Please attach utility plan to show fire department	NO	FRMSH

	Flow/Fire Hydrant	water supply within 600 feet of the building. Per NFPA 1 Chapter 18.5.2 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building		
12	Rezoning to PUD with conceptual plan	no comments	INFO	LSCAPE
13	Rezoning to PUD with conceptual plan	PROPOSED CONDITION - if these parcels are broken into 5 residential lots, the offsite water & gravity sewer mains will need to be extended at developer's expense. MCU service area with water & sewer within 2000' (5 ERCs).	INFO	UTIL