

Completeness Review – 6719 Devon Ave SE; Subdivision (#19-109483-LD)

Per your letter dated May 13, 2019, the following items have been provided:

Incomplete Items

1. Payment: The applicant has paid in full
2. Alternative Street Standards: See attached memo dated May 16, 2019

Recommending Conditions

1. No comments at this time
2. We can add a street to the west in the area of Lot 2 but cannot do so in the area of lot 5 or 6. We cannot re-align Two Avenue, due to the grades to the east. The present alignment of Two Ave has been set out to maximize the length of street run from Lone Oak Road to the upper area of the site. As noted, we are requesting the use of alternative street standards of 15% as it is. If realigned, the length would shorten by over 100 feet, which would make access up onto the site very difficult and require even greater grading requirements and costs.

It should also be noted that the ground slope to the west is over 10%, and as such, with the present intersection design requirements, the westerly end of the stub street will be above the existing ground by almost 8 feet. We will be unable to construct the street all the way to the western limits of the development.

3. No comments at this time
4. We requested information as to the projected area needed for the pump station and none has been provided. We will work with Public Works on this issue.
5. It is our intention to work with the adjoining properties to the east and obtain the needed easements. This process cannot logically be started without approval of the project so that we know what we are working from on site.
6. We have reviewed the project to the north and believe that the location noted will work, but we will continue to work with Public Works on this issue.