PLN-ZT23-00426

WCTZ 23-07

STATUS
> PENDING
10/30/2023 by A...

LOCATION
> Liberty Field DR
West Chester, O...

CONTACT
> None Provided

WORKFLOW
> 10 total Task
● 1 completed ...

PLN-ZT23-00426 - WCTZ 23-07

Cancel Help

Task Details BCEO
Current Status
COMPLETE
Status Date
10/31/2023
Action by Department
BCEO
Action By
BCEO Development
Comments
1) PER PREVIOUS PUD & BCEO REQUIREMENT, THE EXISTING NORTH ENTRANCE TO BE CONVERTED TO A RIGHT-IN / RIGHT-OUT PRIOR TO THE OCCUPANCY OF ANY ADDITIONAL DEVELOPMENT. THE DESIGN RADIUS FOR RIGHT-IN / RIGHT-OUT SHOULD BE MODIFIED TO ACCOMMODATE SEMI-TRUCK / FUEL DELIVERY.

2) DEVELOPER IS TO PROVIDE ALTERNATIVE ACCESS CONFIGURATIONS TO COX ROAD, ADJACENT TO CABLE SPECIALIST, PRIOR TO THE OCCUPANCY OF ANY ADDITIONAL DEVELOPMENT. ALTERNATIVE #1 - REWORK OF EXISTING FULL ACCESS DRIVE LOCATED ADJACENT TO CABLE SPECIALIST ALTERNATIVE #2 - RELOCATE FULL ACCESS ONTO DEVELOPMENT PARCEL WHILE ELIMINATING EXISTING FULL ACCESS DRIVE ON CABLE SPECIALIST PARCEL. DUE TO LOCATION OF PRESSURE REUCING VAULT, COORDINATE THE PREFERRED AND ALTERNATE DESIGN WITH BCEO & BC WATER DEPARTMENT. PRIOR TO THE OCCUPANCY OF ANY ADDITIONAL DEVELOPMENT, ITEM #1 AND ALTERNATIVE #1 OR ALTERNATIVE #2 SHALL BE CONSTRUCTED.

3) DEVELOPER NEEDS TO PROVIDE THE RECORDED CROSS-ACCESS OR RECIPROCAL EASEMENT AGREEMENT (REA), WITH THE ADJACENT DEVELOPMENT TO THE SOUTH, PRIOR TO THE OCCUPANCY OF ANY ADDITIONAL DEVELOPMENT.

4) IT'S OUR UNDERSTANDING EACH LOT IS TO PROVIDE THEIR OWN ON-SITE STORMWATER DETENTION AND WATER QUALITY TREATMENT. THIS NEEDS TO BE A CONDITION OF THE PUD AND RECORD PLAT

5) LOTS 1 & 2 SHALL NOT HAVE DRIVEWAY ACCESS ONTO COX ROAD

6)
PROVIDE DECLARATION OF COVENANTS & RESTRICTIONS FOR THE COMMON ACCESS DRIVES WITHIN THE DEVELOPMENT. THE DECLARATION NEEDS TO IDENTIFY COMMON ELEMENTS THE PROPERTY OWNERS' ASSOCIATION (POA) IS RESPONSIBLE TO MAINTAIN.