

Fifteen Great Road



Agenda- Final Plan Highlights

- I. Final Plan
- II. Waiver Plan
- III. Landscape Plan / Street Scape / Sign Design
- IV. Grades / Building Heights / Site Line Cross Sections
- V. Traffic Impact Update
- VI. Turning radii – Emergency Vehicle Access
- VII. Waivers
- VIII. Next Steps

7/13/2012



Waiver Plan

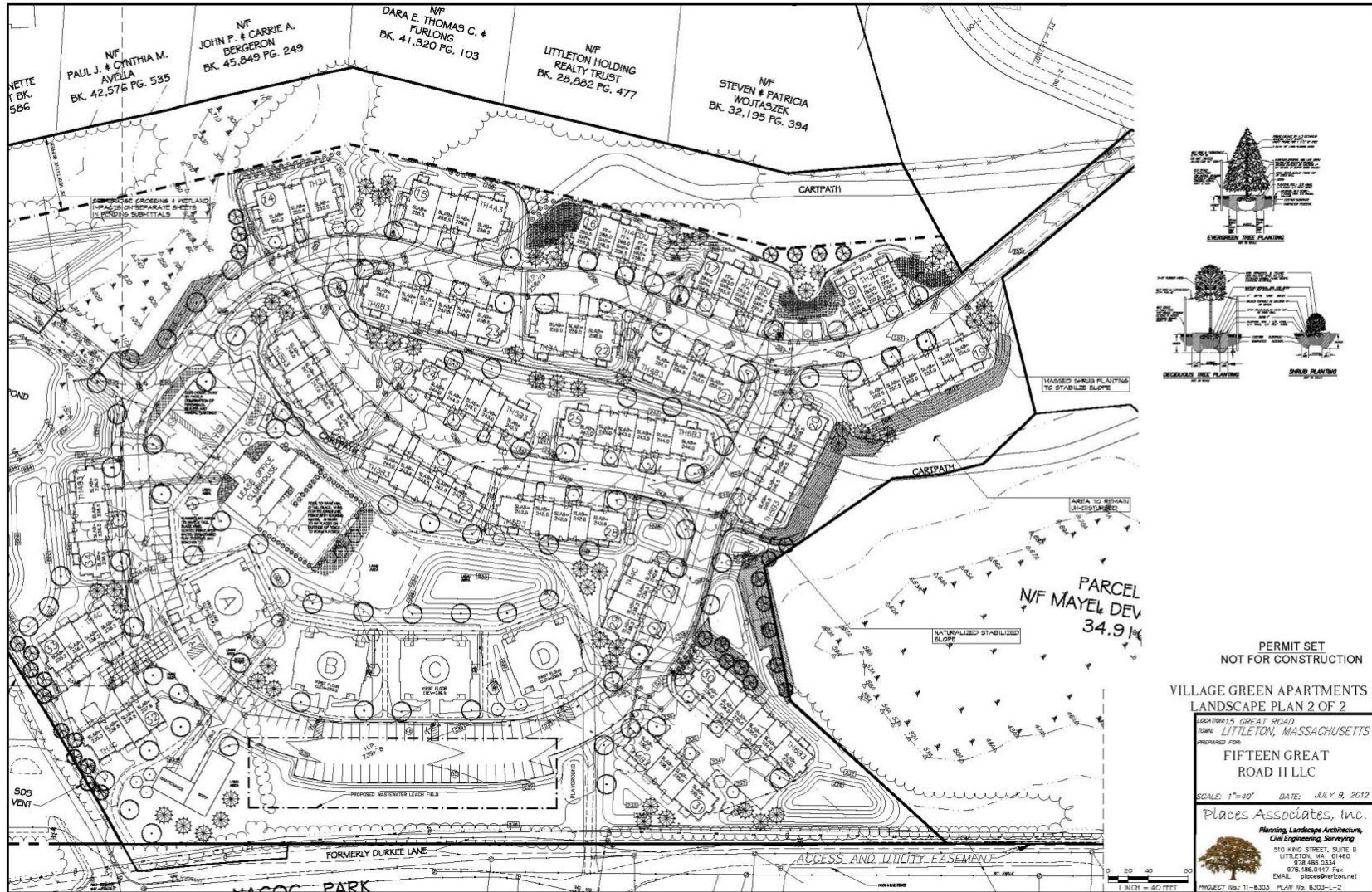


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Landscape Plan

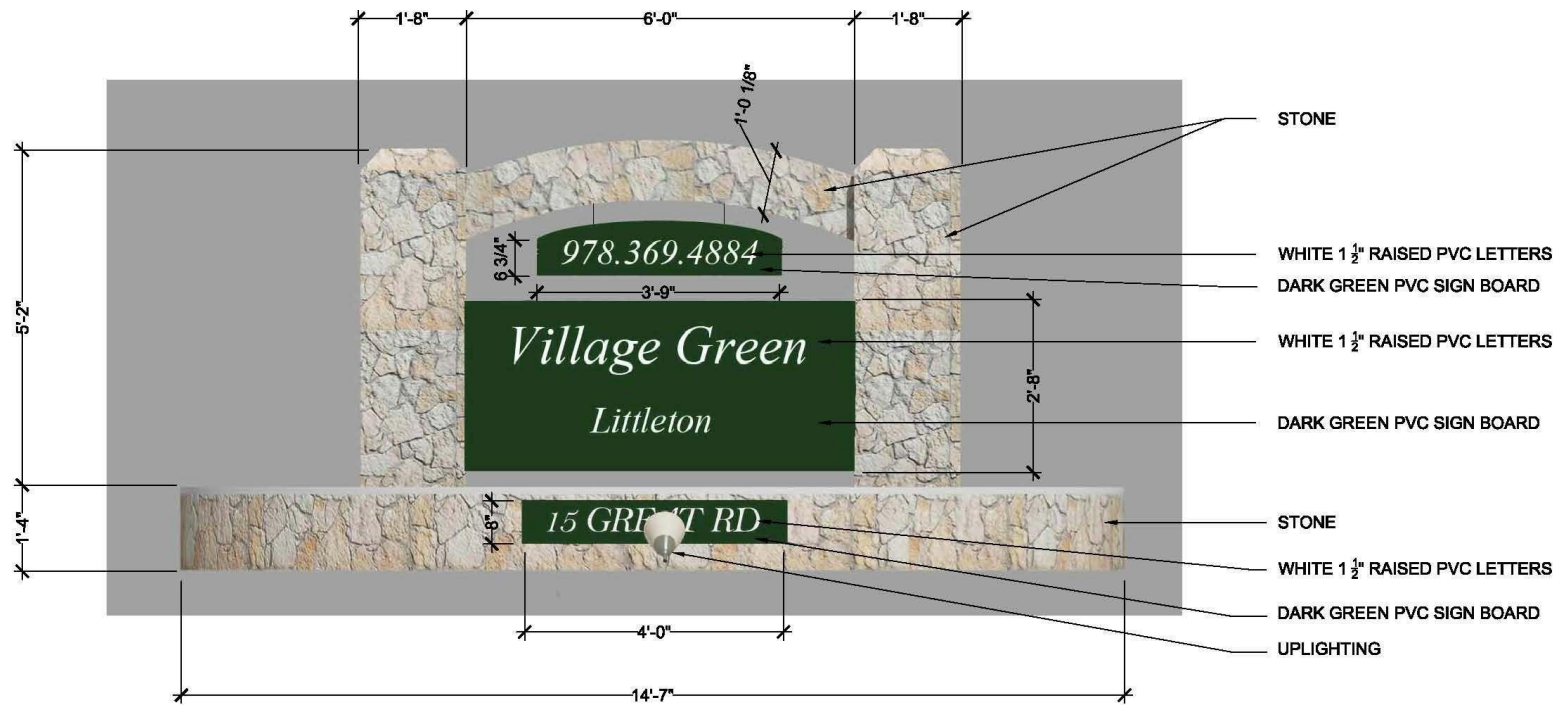


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Street View



Signage



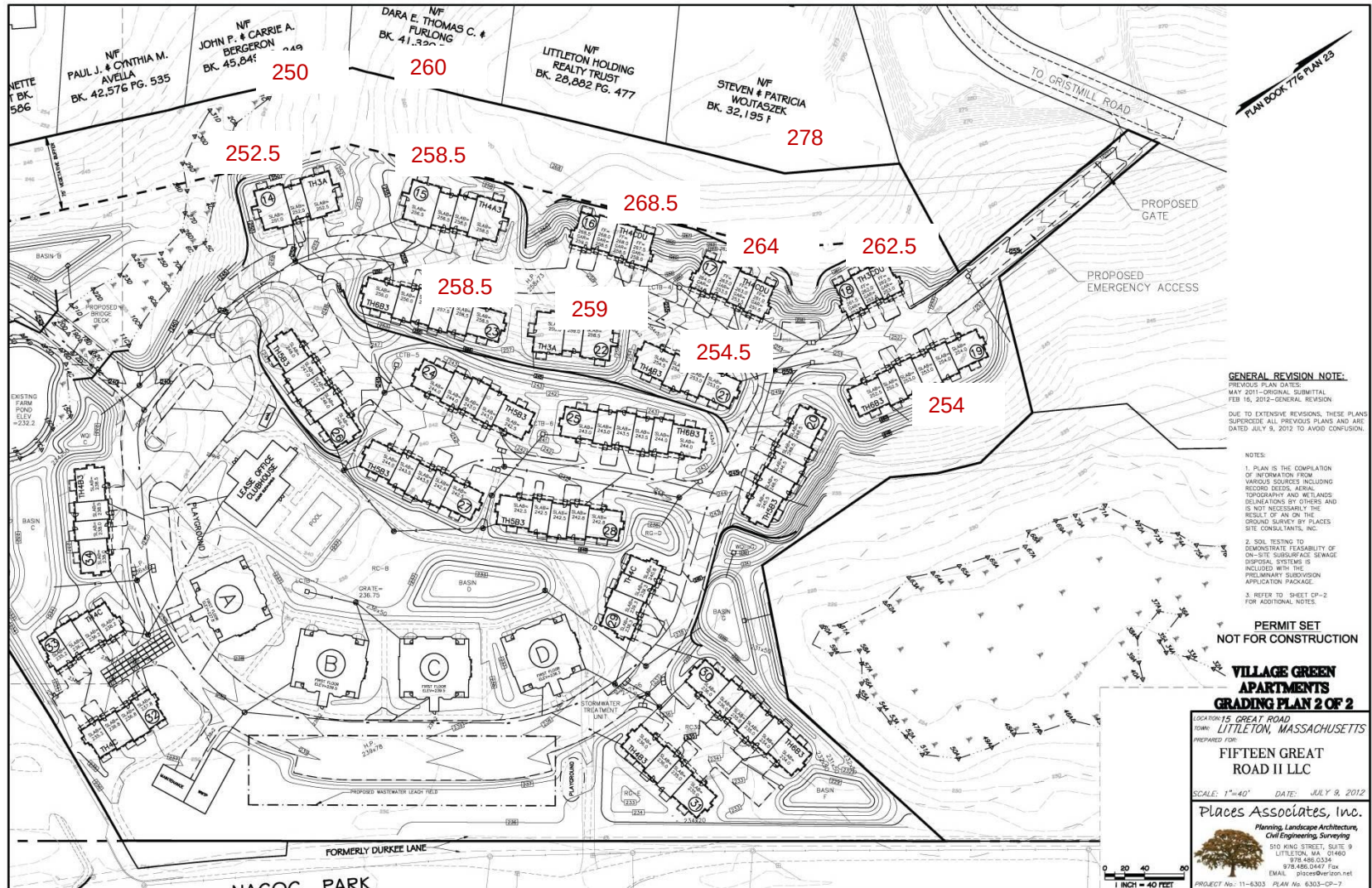
NOTES:

- DOUBLE SIDED SITE SIGN:
- SIGNAGE BOARDS (NOT INCLUDING STONE)
- TOTAL 21 S.F. EACH SIDE
- SIGN COLOR SCHEME IS NOT FINAL

Sign Location

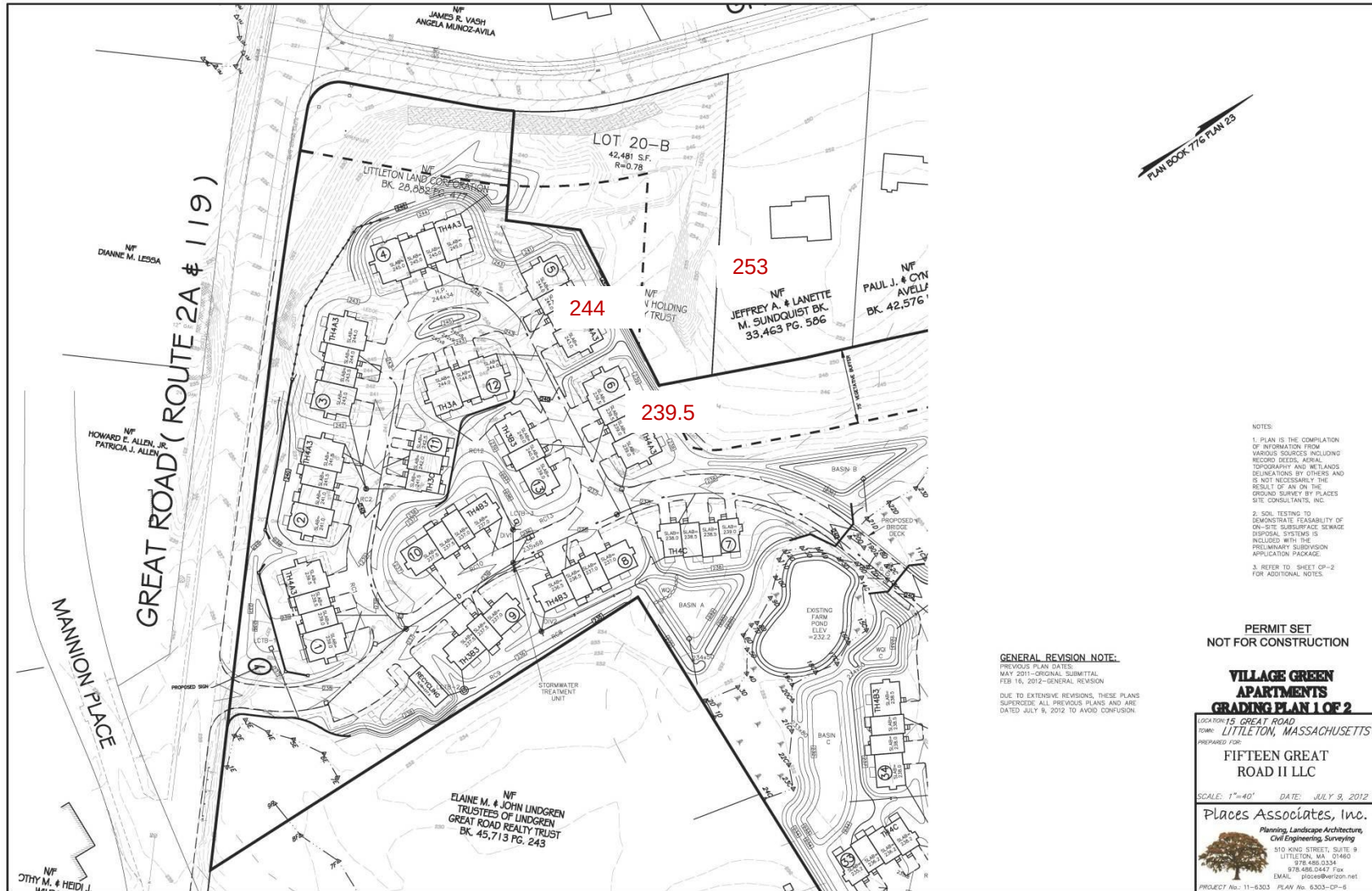


Grading Plan- CP-7

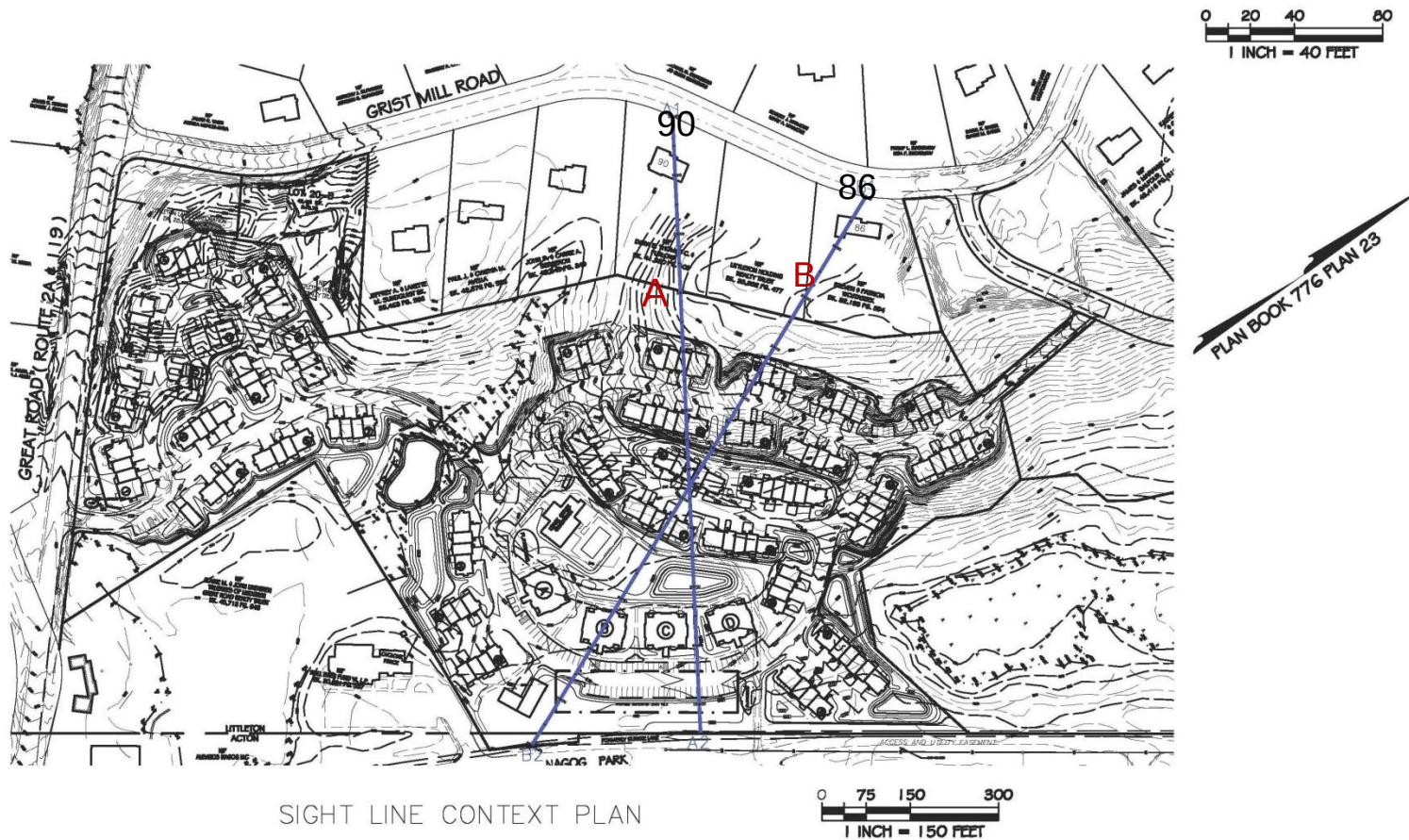


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Grading Plan CP-6



Sight line



BLDG # 14 & 22 Height-TH3A



BLDG # 24 & 27 Height-TH5B3



BUILDING TYPE TH5B3 - RIGHT ELEVATION 1
SCALE: 1/8"=1'-0"

BLDG # 15 Height-TH4A3



BUILDING TYPE TH4A3 - RIGHT ELEVATION

SCALE: 1/4"=1'-0"

1

BLDG # 16 & 17 THCDU-Height



BUILDING TYPE TH4CDU - RIGHT ELEVATION 1
SCALE: 1/4"=1'-0"



BUILDING TYPE TH4CDU - FRONT ELEVATION 2
SCALE: 1/4"=1'-0"

BLDG # 16 & 17 THCDU-Height



BLDG # 29 TH4C-Height

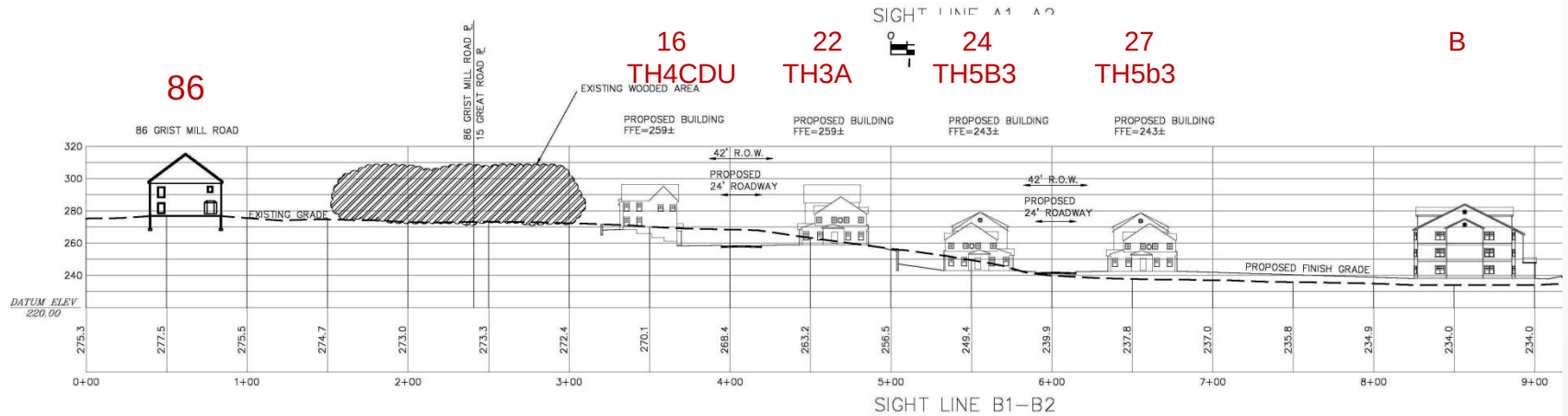
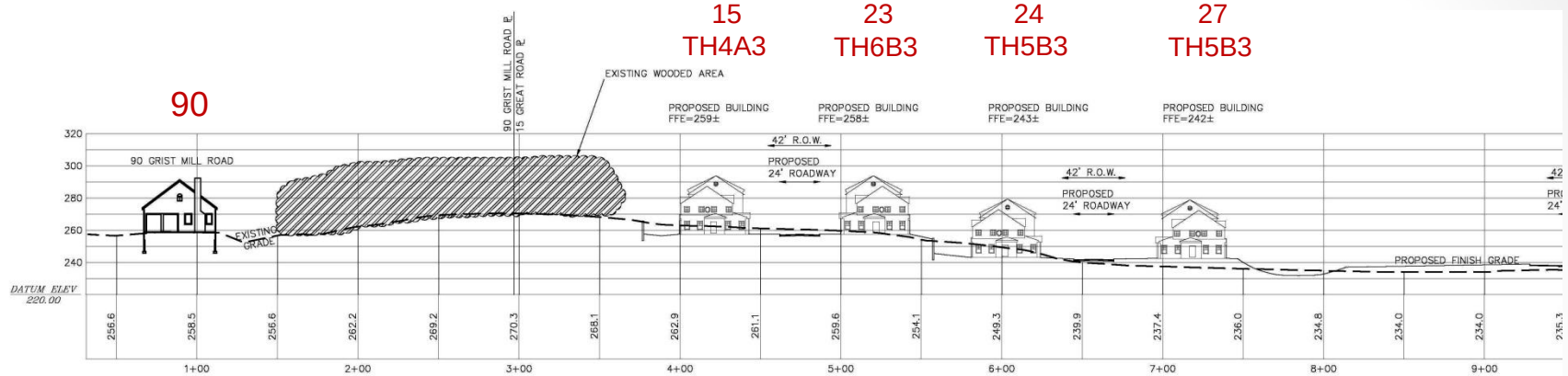


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Building Heights- A,B,C,D



Sight lines



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Revised Traffic Study – Trips per Day

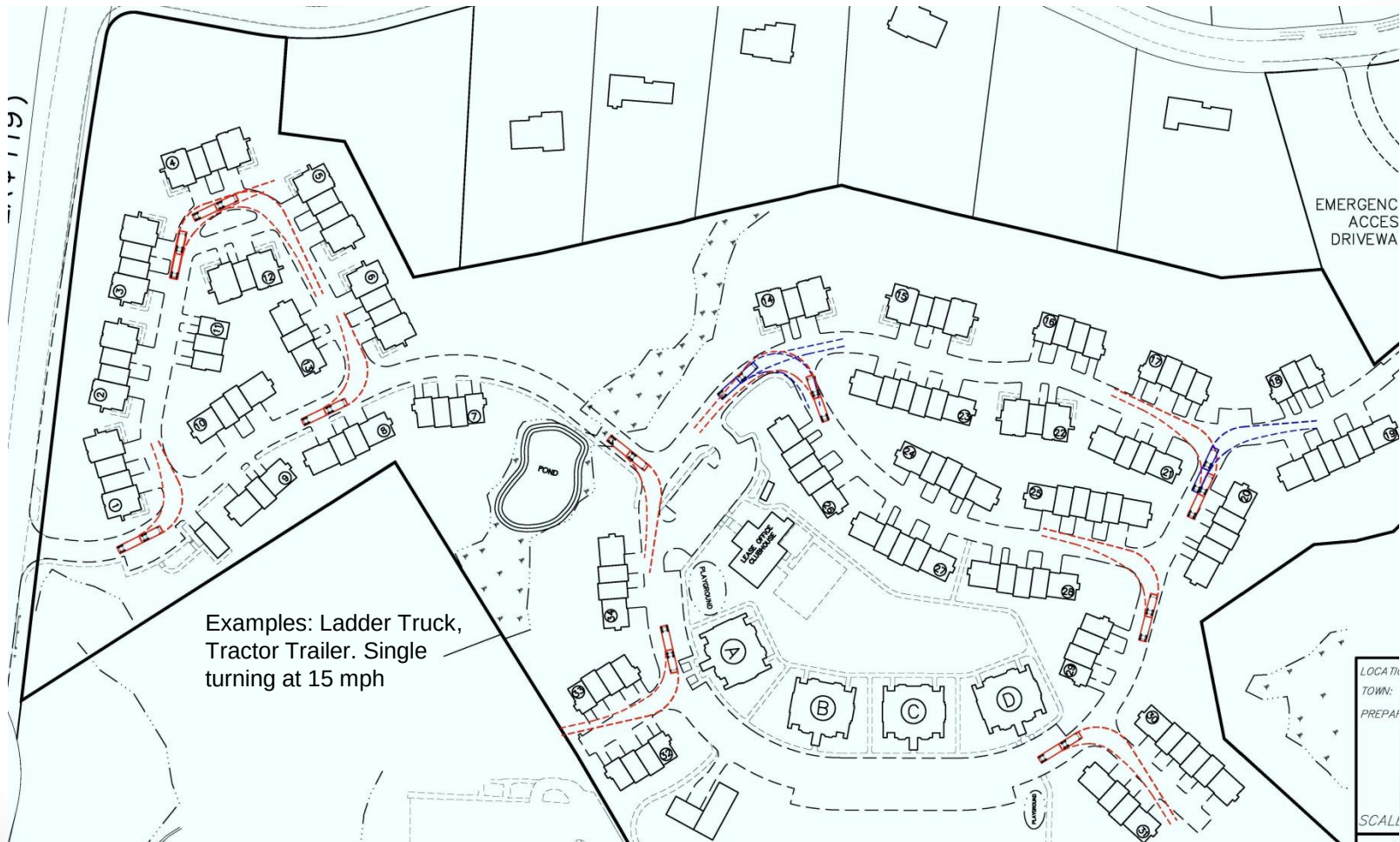
	October 2011	July 2012	Reduction
	200 Units	190 Units	10
Trips/Day	1,336	1,286	50
Morning Peak Hour	102	95	7
Evening peak Hour	128	124	4

Revised Traffic Study – Sight Distance

	Required Minimum Feet	Initial	With 119 Improvements
Sight Stopping Distance SSD			
Great Road from East	335	336	428
Great Road from West	397	547	547
Intersection Sight Distance (ISD)			
Great Road from East	411/474*	402	500+
Great Road from West	474/529*	587	587

* Recommended minimum value for vehicles turning right/left exiting a roadway under STOP-sign control

Turning Radius – 50' Wheelbase



Turning Radius – 30' Single Unit



Waiver Plan



7/13/2012

(25)

Waivers

- Dimensional Waivers
 - No setback waivers requested
 - Height waiver requested
 - A. Buildings A,B,C,D up to 45 feet
 - B. Middle units of Buildings 1-33 up to 39 feet 6 inches
- Sign Waivers requested
 - Up to 22 square feet each side.
 - Lighting
- LWD
 - Working cooperatively on an equitable fee schedule

Next Steps

- Civil peer review process and timing
- Circulate draft decision
- Works sessions if needed
- Next Hearing - Close Hearing