

## Memorandum

To: Cindy Nash – Hanover City Planner

From: Justin Messner, PE – Hanover City Engineer

Cc: Brian Hagen – Hanover City Administrator

Date: January 23, 2019

Re: River Town Villas Concept Plan Review  
WSB Project No. 013265-000

---

As requested, we have reviewed the River Town Village concept plan as prepared by Loucks dated January 3, 2019, and we offer the following comments:

### Concept Plan Comments

1. The proposed street is noted as private which is prohibited per Chapter 30.08.06.A.15 of the Hanover Subdivision Ordinance.
2. The proposed street width does not meet the minimum required 28-foot wide per Chapter 30.08.06.A.7. If the street is approved for designation as “private” under a PUD and maintained by the homeowners association, 26-foot wide may be accepted.
3. If the street were approved as private will the utilities be private as well or would easements be provided to provide access and maintenance of the utilities.
4. Access such as the proposed, located on low-volume, low-speed local street (AADT less than 1000), requires a minimum upstream corner clearance of 75-feet. The distance of the proposed access from the intersection at River Road is exceed 100-feet which satisfies this requirement. No revision is needed.
5. No contours are provided so we are unable to elaborate on drainage at this time. Given the existing site grades, the proposed pond on the north side of the development will likely be landlocked. If this is the case an agreement/easement will likely be needed with the adjacent properties to the north for the pond EOF.
6. Sanitary sewer and water service are available off Church Street and appear to have plenty of capacity and depth to serve the proposed homes. However, a complete plan detailing the proposed utilities and grades is needed to verify this.
7. It appears the watermain length will exceed 500-feet and would be a dead-end. Per Chapter 30.08.10, this would not be allowed. A looped watermain system would be required or possibly an agreement allowing a watermain stub to the north property line to accommodate future looping when the parcel to the north develops.
8. When developing the construction plans, utilize the 2018 City of Hanover Standard Detail Plates wherever appropriate.