

To: Greg A. Wayne
From: Nicole D Smith, Associate Planner; 910-341-1161
CC: File;
Date: 10/30/2020
Re: 1502 Kidder Street, Revision 2

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Review	Department	Comments
Nicole D Smith	Planning	See comments below
Trent Butler	Engineering	See comments below- not addressed with this submittal.
Chris Walker	Fire	Nothing Further. Prepared to sign.
Bill McDow	Transportation Planning	Nothing further. Prepared to sign.
Mitesh Baxi	Traffic Engineering	See comments below

Site Plan Comments:

- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Need proposed width of the new sidewalk. If it does not meet UMX requirements, a technical memo will need to be submitted and evaluated by TRC. **A memo is required for TRC review for the width of the proposed sidewalk.**
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties **and land use. Repeat comment.**
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material or note no waste on site. **Repeat comment.**
- A tree preservation/removal permit is required. **Repeat comment.**
- Please provide a response sheet with the next submittal.

SU-3-918:

- Add conditions to the plan. **Repeat comment.**
- Provide an elevation of the storage shed to ensure compliance with the building design standards as outlined in Condition 7. **Repeat comment.**

UMX (Sec. 18-204):

- Trash containment screening details. **Repeat comment.**
- Details of exterior building materials. **Repeat comment.**

Contractors Storage Yard:

- Add prescribed conditions to the plan. All outdoor storage must be screened in accordance with Article 8. Division VII of this chapter. **Repeat comment.**

Engineering (Trent Butler):

Engineering has reviewed the TRC submittal for the 1502 Kidder Street project and offers the following comments:

1. Submit a \$400 check to Engineering for drainage plan review fee.
2. Submit a completed stormwater permit application (Form SWP 2.3, can be found on the City website)
3. All existing broken sidewalk panels in the ROW must be replaced. Please add a callout to replace broken panels and to coordinate with the City ROW inspector.
4. The minimum offset between the property line and driveway curb return is 6.5 feet. Please submit a variance request letter to Engineering.
5. The proposed modified commercial driveways (5 ft flares instead of the standard 13 ft) are subject to variance. Please submit a variance request letter to Engineering.
6. Show the location of drainage trench on the plans. Since the site grades direct stormwater runoff to the west, the drainage trench should be placed along the western edge of the gravel parking lot.

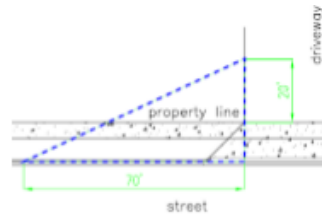
Transportation Comments (Bill McDow):

1. Thanks for showing the details on the operation of the proposed gates adjacent to the sidewalk.
2. No further comments.

Traffic Engineering (Mitesh Baxi):

TECHNICAL STANDARDS:

1. The driveway curb return must be at least 6.5' from intersecting property lines. [\[Chapter VII, C, Table 4 CofWTSSM\]](#). A variance may be required for both the driveways. Please coordinate with City's engineering division.
2. Proposed modified commercial driveways are subject to variance. Please coordinate with City's engineering division.
3. Show and label the City's 20'x70' sight distance triangle at each driveway as per below image on the site plan. [\[Sec.18-529\(c\) \(3\) CofW LDC\]](#) [\[Sec. 18-812 CofW LDC\]](#).



TECHNICAL STANDARDS – PARKING:

4. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [\[Sec.18-526 CofW LDC\]](#). Please demonstrate the successful maneuvering of the largest vehicle accessing this site.

Please let me know if you have any questions or if I can be of further assistance.