

To: Robert Lindgren
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 11/28/2022
Re: 7-Eleven Market Street TRC Rev. 3

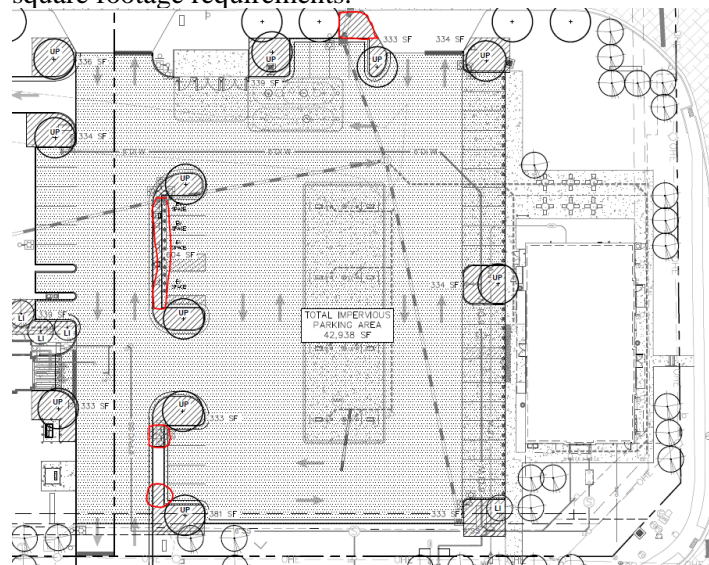
The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Bill McDow	Transportation	
Pat O’Mahony	Planning, Plan Review	Comments below
Mitesh Baxi	Traffic Engineering	Comments below
Chris Walker	Fire	Approved
Richard Christensen	Engineering	Approved

Pat O’Mahony – Planning:

Landscape Plan:

- Street trees (18-320)
 - Street trees are not shown in Birchwood Drive ROW.
- Parking lot shading requirement is 20%. The shading provided is in compliance, but the plans note 15% required on Sheet L2.2. Please update.
- Parking lot (18-321)
 - Show all landscape islands meet the minimum size of 333 sq ft.
 - Areas circled in red below cannot count towards to the landscaping square footage requirements.



Mitesh Baxi – Traffic Engineering:

TECHNICAL STANDARDS:

1. City's 20'x70' sight distance triangle is not shown as per City codes. Show the sight distance both the sides of the driveway off Market St. Also show the sight distance off Birchwood at the driveway corner abutting this development. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC]. Add a note 'No parking spaces, fences, walls, posts, lights, shrubs, trees, or other type of obstructions not specifically exempted shall be permitted in the space between 30 inches and above ground and 10 feet above ground level within a triangular sight distance [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance].