

DESIGN ISSUE:

- S. 17TH Street frontage of the site, existing drainage ditch and public sidewalk have collocation challenges. As discussed on site today, resubmission is to address these items and resubmission will seek review from city stormwater.
- Sidewalk along the S. 17th St. frontage:
 - Since staking the public right revealed the difficulty in locating the 5-foot public sidewalk backed up to the right-of-way line.
- There ditch along S. 17th is 4 feet deep with sloping sides.
- Please illustrate how the sidewalk is to be collocated with the ditch.
- If it is proposed to change the type of sidewalk and place it outside the right-of way, Bill McDow will assist with the cross section and materials choice.
- This could call for the owner to record a public pedestrian access easement if sidewalk is proposed to be placed on private property

LANDSCAPE PLAN FINAL REVIEW:

1. Building landscaping:
 - a. Foundation plantings are to be located between the building facades and the parking or drive aisle curb. The following are the minimum standards but it is encouraged that sites exceed the minimum.
 - b. The areas of the building face adjacent to the parking area or internal drive aisle shall be computed and multiplied by 0.12 (12 percent). The resultant total square footage shall be planted as landscaped areas of sufficient variety, height, and size per the city plantings list and tech standards.

Staff provided a sample that may be helpful.

2. Site landscaping:
 - a. To satisfy the buffer requirements, supplementing the S. 17th Street buffer with shade tolerant plant material (Item i) will be required. These items should be featured on revised plan sheet(s) and the revised landscape plan.
 - i. Wax myrtles, Dogwood and Redbud; spacing @ 12 feet