

To: Charlie Cazier, PE
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 1/25/2022
Re: Perkins Pet Cremation TRC Rev. 1

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
Pat O’Mahony	Planning, Plan Review	Comments attached
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O’Mahony- Planning – Attached

- Site plan submittal date requires review under the newly adopted LDC.
- Provide pedestrian connection from the sidewalk (required) to the front entrance.
- Critical Root Zone is calculated as 1 foot for every 0.75 of an inch diameter. Only 20% disturbance is permitted. See Sec. 18-316.
 - However, setback reductions can be permitted, so the building could be shifted to the north to minimize CRZ impacts.
- A shading requirement of 10% is required, though the site is exempt from parking lot landscaping requirements since there are only 4 spaces.
- Exceptional design is required since the site is located in the Watershed Resource Protection Area and is over 25% impervious surface.
- Streetscape landscaping shall meet the new requirements of the LDC (see Sec. 18-319).
- Foundation plantings are required along internal drive aisles per Sec. 18-322. Plantings are required along the south side of the building.

Project Name: Perkins Pet Cremation

Formal TRC Date: 01/27/2022

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Provide 5' concrete sidewalk within public pedestrian access easement. Assure sidewalk aligns correctly with proposed driveway, while providing spot elevations to assure horizontal and longitudinal ADA requirements are being met.
2. Provide additional spot elevations along Lane Street Extension.
3. No Further Comments.

Project Name: **Perkins Pet Cremation**

Formal TRC Date: Jan 27, 2022

Reviewer Name: Chris Walker

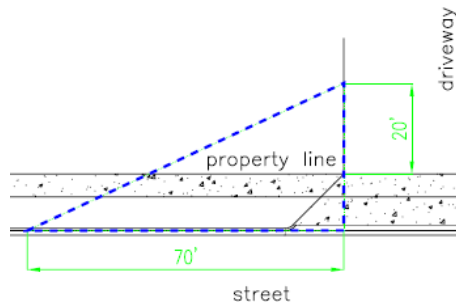
Reviewer Department/Division: Fire

No comments from FIRE

Project Name: **PERKINS PET CREMATION**
Formal TRC Date: **01.27.2022**
Reviewer Name: **Mitesh Baxi**
Reviewer Department/Division: **PDT/Traffic Engineering**

TECHNICAL STANDARDS:

1. The City's 20'x70' sight distance triangle at the driveway shall be implemented as per below image. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC]. [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance].



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

Project Name: **PERKINS PET CREMATION**
TRC Date: **01.27.2022**
Reviewer Name: **BILL McDow**
Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

- 1. The site has proposed Pet Cremation building with 2,280 SF.
- 2. The 11th Edition is the current edition of the ITE Trip Generation Manual. Please revise the ITE Estimated Trip Generation Numbers for the project for the proposed use:

Land Use	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Small Office, proposed	712	33	4	2	3	4

- 3. No Further Comments.