

Plan review comments
J. Diepenbrock
4/19/16

Proposal for contractor storage yard:

1. This property has been assigned a **4004 River Road** address since its entry although it is accessed from an access easement/commercial driveway. See comments below regarding subdivision considerations.
2. Several similar properties nearby are not within the city limits. Those businesses are not currently served by a street.
3. A full permitting package for review of this plan for issuance of a city stormwater discharge permit is necessary and we understand this is in progress. Please monitor the protrak system as comments on the SDP and other reviewing departments post their comments.
4. Please provide clarification, and show info regarding the existing water main and whether there is a public easement. Identify it as public or private (please label accordingly). Please show extent of private water service, meter location and easements, etc per direction provided by CFPUA.
5. Note that only shrubs are allowed in public utility easements – no streetyard trees.
6. Consider relocating fence along River Road as an alternative means to get the property to comply with LDC Screening Requirements. References for screening/buffering/fences are found in Section 18-477 – 18-505 and 18-554.
7. Traffic: Please dimension the existing pavement in the easement that serves the subject property. Zoning considers this to be a driveway; however, it has to be determined if its function has to be upgraded to a street.
8. Detail SD15-10 from city technical standards will be needed for unpaved parking facilities having fewer than 25 spaces. Please also provide the appropriate detail for paved parking.
9. Please identify the FEMA 100-yr. flood line on the plan.
10. A city tree removal/preservation permit will need to be submitted. The fee is \$25.
11. Additional information needed includes but is not limited to areas of existing vegetation in place on the site (Site inventory, LDC Sects. 18-133, 18-138)
12. LDC Section 18-504 states the following regarding outside storage areas for construction, excavation, etc. 8-foot high visual screening for the rear of the proposed use is required. These items should be addressed on the landscaping detail in future plan submission. See 18-262 and 263 in the LDC.
 - a. The screen is to consist of and chain-link fencing is not permitted. The screen can be constructed of living and non-living material, and outside of the existing gas easement.
 - i. The non-living (fence) material shall be 6 to 8 feet high. 18-503 (c)(2) and (3) specify the requirement for plant material. No fences are to be solid.
 - b. The screening requirement can be to install a screen near the River Road frontage, but it does not have to be closer than the required setback of 50 feet.

The following comments apply to additional development of the property:

13. A preliminary and final subdivision plat should be considered because splitting this property may not qualify as an exempt division. Furthermore, this scenario affects your stormwater permitting. Utility extensions, the ultimate number of lots desired and addressing right of way dedication and associated improvements would be addressed when reviewing your proposal.
14. Landscaping plan required prior to construction release. Staff will review the plan for compliance. Required contents of this plan are provided in Article 8 of the LDC.

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