

Memo

To: Brad Sedgwick
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 9/29/2020
Re: Project Hot Dog 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
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O'Mahony- Planning – Attached

- Street trees on the same block should be the same species. Confirm species match the existing trees on the block.
 - Street trees shall be a minimum of 2" in caliper, show in landscape schedule.
- UMX Building Design Standards (Sec. 18-204d):
 - Primary building entrances shall be oriented toward public sidewalks along primary street frontages. No entrance shown on the street frontage.
 - Building facades along rights-of-way shall incorporate periodic transitions across the facade.
- Provide dedicated landscape plan.
- Parking Lot Landscaping (Sec. 18-481)
 - Parking islands shall have 216 sq. ft.
 - Canopy trees shall be 2" in caliper and shrubs shall be a minimum of 12" in height. Please update landscape schedule.
- Foundation plantings (Sec. 18-490)
 - All areas adjacent to parking facilities require foundation plantings.
 - Show foundation planting calculations on landscape plan.

Engineering has reviewed the TRC submittal for the Project Hot Dog and offers the following comments:

1. On the architectural plan, replace the drainage plan approval stamp with the “no permit required” stamp.
2. If roof drains are installed on the proposed shipping container buildings, they should be directed toward the existing gravel parking lot and away from the ROW sidewalk.
3. No further comments from engineering.

Project Name: **Project Hot Dog**

Formal TRC Date: Oct 1, 2020

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

- The type of Building Construction according to the International Building Code must be present on the plans. (Preferably the site data table) Shipping Container is not an IBC Construction Type, this should be Type I-V.

Otherwise the plan looks good.

Project Name: **PROJECT HOT DOG (700 S 17TH STREET)**

Formal TRC Date: **10.01.2020**

Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **PDT/Traffic Engineering**

BASE INFORMATION:

- Accurately show the existing driveways curb cut off Queen St west of S 17th St.
- Show the existing location of stop sign in existing conditions plan at the intersection of S 17th St and Queen St.
- Show all the existing wheel-stops for the parking stalls.
- Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
[\[Chapter VII Table 6 of CofWTSSM\]](#) Coordinate with Engineering division for any variance to the technical standards. Applicable to few of the restriped parking stalls abutting the southern landscape.
- Detectable warning domes are recommended for accessible aisles.

Please let me know if you have any questions.

Project Name: **PROJECT HOTDOG**

Pre-TRC Date: **10.01.2020**

Reviewer Name: **Bill McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS – TRAFFIC IMPACT

1. Based upon the estimated Trip Generation Numbers for this project, No TIA is required.

TECHNICAL STANDARDS – PARKING:

2. Vehicles are required to ingress and egress the ROW in the forward direction. No Backing will be allowed in the ROW. 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 let me know if you have any questions or if I can be of further assistance as this development moves through the review process.