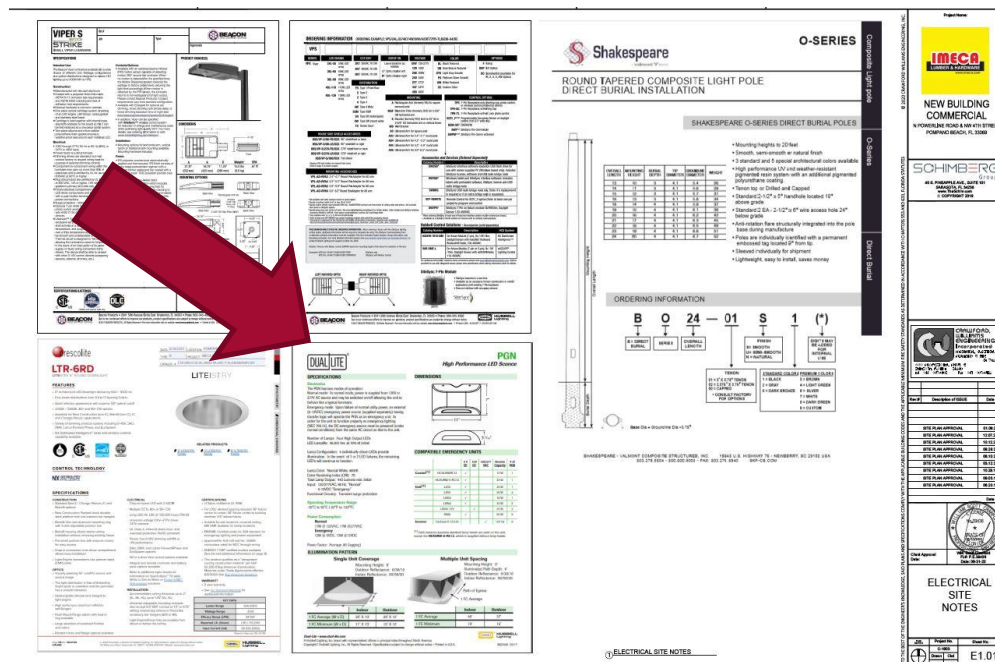
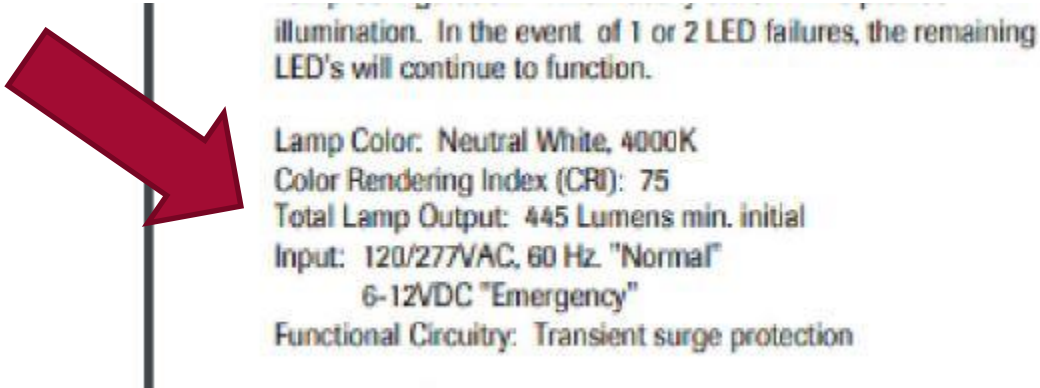


P&Z #18-12000028 Responses to December 28, 2020 Email

1. 155.5203.B.2.i.(C): Trees shall be planted at least 15 feet from any light fixture mounted on a pole. The western pole-mounted light appears to be closer than 15' from the nearest tree. There is a Coccothrinax Crinita and a Veitchia Montgomeryana within 15' of the south light pole. **Please see the attached revised Landscape Plan and Photometric Plan is attached, note that the 15' radius is taken from the fixture, with trees shifted outside of the radius.**
2. 155.5301.A.1.a.ii: Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened. Provide screening on all sides of the backflow preventer. **Please see the attached revised landscape plan with four sided shrub plantings**
3. The cut sheet for the wall pack lighting fixture shows that it does not comply with 155.5401. The lumens range is 3,200-11,000. A maximum of 900 lumens is permitted. Revise the fixture type and update the drawings as well. **The wall pack clearly reflects a maximum lumen output of 445. See clip below in terms of where to find that information.**



Within that detail please refer to the following section indicating 445 lumens.



If there are still any questions please feel free to add a condition of approval that will protect against your concerns.

4. Update the photometric plan to show the newly proposed east property line. The property lines do not match the property lines on the other sheets. **Please see the attached photometric plan reflecting the corrected property line**

5. 155.5509: In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Provide a note on the plans that the lines will be placed underground. **Please find attached a revised site plan note indicating the City project which will replace that existing power drop to the City light pole.**

6. 155.5802.a: All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. Nonresidential and mixed-use development shall achieve at least 12 points. Provide the list of sustainable points you have selected and any other relevant info regarding them on either the site plan or in the narrative. **We are attaching the sustainable points to this comment letter, as well as by separate upload to project folder.**

7. The curb detail on C-8 Site Plan Details shows a 6" curb. Revise to provide a 5.5" curb as required by code. **Please see the attached revised Sheet C-8.**

8. E1.01 Electrical Site Plan does not accurately depict the landscaping proposed on the landscape plan. Revise to correct this. **These sheets should not have been re-uploaded and have been removed.**
9. E1.01 Electrical Site Plan shows 4 light poles, but there are only 2 shown on the photometric, landscape, and site plans. Revise to correct this. **These sheets should not have been re-uploaded and have been removed.**
10. The surveys provided include the parcels to the northeast, which are no longer a part of this application. Provide a new survey that only shows the subject properties. **Please see the revised survey uploaded to the project folder.**
11. 155.5101.1.3.a.i: Required pedestrian walkways shall be at least seven feet wide in commercial zoning districts. The sidewalk provided is only 6.67 feet in width. **Site Plan Sheet C-8 clearly shows the pedestrian sidealks at 7', please see the attached.**
12. The property must be platted before building permits can be approved. **Understood.**
13. A right-of-way dedication is required before building permits can be approved. **Understood.**
14. These lots must be unified in order to develop the site. Submit the required info for a Unity of Title to the Planning and Zoning Division to start this process. **Note that there will not be a unity of title, there will be a plat, and no condition should be placed requiring a unity.**

Please contact me at (561) 404 7244 or mark.rickards@kimley-horn.com should you have any additional questions.

Sincerely,



Mark Rickards, AICP