



January 8, 2021

City of Pompano Beach  
Planning and Zoning Board  
100 W Atlantic Blvd, Pompano Beach, FL 33060

**PZ# PZ20-12000034**  
**Keith & Associates, Inc. Project No. 11486.00**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated November 5<sup>th</sup>, 2020 KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

1. The proposed entrance driveway is encroaching into the NVAL on the north property line.  
Prior to building permit approval, a plat note amendment will be required to proceed with the plan as submitted.

**RESPONSE: COMMENT ACKNOWLEDGED, NVAL LINE AMENDMENT WILL BE PROCESSED THROUGH BROWARD COUNTY PRIOR TO PERMIT APPROVAL.**

2. Land use for this parcel is Commercial (C).

**RESPONSE: COMMENT ACKNOWLEDGED**

3. NE 8th Street appears to have the minimum 60 feet of right-of-way required for this street & thus no additional dedications are required.

**RESPONSE: COMMENT ACKNOWLEDGED**

4. The city has sufficient capacity to accommodate the proposal.

**RESPONSE: COMMENT ACKNOWLEDGED**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

**RESPONSE: Acknowledged. Permit will be obtained at time of CDs.**

2. Landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains

Corporate Office  
301 E. Atlantic Blvd  
Pompano Beach  
FL 33060  
954.788.3400

Miami-Dade County  
2160 N.W. 82 Ave  
Doral  
FL 33122  
305.667.5474

Broward County  
2312 S. Andrews Ave  
Fort Lauderdale  
FL 33316  
954.788.3400

Palm Beach County  
120 N. Federal Hwy  
Suite 208  
Lake Worth, FL 33460  
561.469.0992

St. Lucie County  
2325 S.E. Patricia  
Port St. Lucie  
FL 34952  
954.788.3400

Orange County  
2900 Livington St.  
Orlando  
FL 32804  
407.841.1000

**AAC**

**PZ20-12000034**  
**2/2/2021**

and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Upload 2019 COPB Engineering Standard street tree detail 316-1.

**RESPONSE: Please see sheet CP-502 for detail 316-1.**

3. FDEP permit or exemption for the proposed water main construction.

**RESPONSE: Acknowledged. Permit will be obtained at time of CDs.**

4. Proposed 2- 1" water services show coming of 2 16" x 8" tee's??? should be two 1" taps and the 2 service lines need to be straight with the meters just inside the property line per the detail.

**RESPONSE: Please see revised sheet CU-101.**

5. Note the pipe material for the proposed 8" watermain.

**RESPONSE: 8" watermain material has been added. Please see revised sheet CU-101.**

6. No for coating sewer manhole should read "SEWPER COAT" or approved equal.

**RESPONSE: Note has been revised. Please see revised sheet CU-101.**

7. Any proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

**RESPONSE: Acknowledged.**

8. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments/engineering.

**RESPONSE: RESPONSE: Please see detail sheets CU-501, CU-502, and CU-503.**

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

1. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**RESPONSE: Fire flow test results have been uploaded to Eplan.**

2. Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18)

**RESPONSE: Fire flow data will be provided. Fire flow test results have been uploaded to Eplan.**

3. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFLORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

**RESPONSE: Please see revised Water and Sewer plan indication location of existing fire hydrants within 400ft from the property in reference.**

4. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

**RESPONSE: Please See Sheet SP-103.**

5. Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2015ed Chapter 18)

**RESPONSE: The current site plan design does not propose a dead-end. Vehicle circulation extends through the site and connects to the adjacent site to the south (Family Dollar) via a cross access agreement. See Attached ORB Documentation and note on site plan.**

#### **BUILDING DIVISION DEPARTMENT COMMENTS: CARPELO JEBOAM**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state, and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25

(A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation (s), and ground elevations if necessary, for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBCA201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBCAccessibility.

FBCA206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBCA502 and accessible passenger loading zones complying with FBCA209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the

requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure, or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage, and miscellaneous site structures.

**RESPONSE: Comment Acknowledged**

2. FBC[F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

**RESPONSE: Comment Acknowledged**

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

**RESPONSE: Comment Acknowledged**

4. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

**RESPONSE: Comment Acknowledged**

5. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead-end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**RESPONSE: Comment Acknowledged**

6. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**RESPONSE: Comment Acknowledged**

7. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**RESPONSE: Comment Acknowledged**

8. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**RESPONSE: Comment Acknowledged**

9. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

**RESPONSE: Comment Acknowledged**

10. FBC1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed, and executed by a licensed contractor.

FBC1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**RESPONSE: Comment Acknowledged**

11. FBCA208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for

each parking facility.

**RESPONSE: Comment Acknowledged**

- 12. FBCA502.6** The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBCA703.7.2.1. Signs identifying van parking spaces when required By FBCA502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

**RESPONSE: Comment Acknowledged**

- 13. FBC3303.5** Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**RESPONSE: Comment Acknowledged**

- 14. 1804.4** Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one-unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**RESPONSE: Comment Acknowledged**

- 15. FBC\_BCA 110.13.2.1** It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

**RESPONSE: Comment Acknowledged**

- 16. FBC\_BCA 109.3** Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems.

**RESPONSE: Comment Acknowledged**

**17. FBC\_BCA 110.8.5.4** All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**RESPONSE: Comment Acknowledged**

**BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

**1.** The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity.

**RESPONSE: COMMENT ACKNOWLEDGED**

**2.** Disclaimer: This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**RESPONSE: COMMENT ACKNOWLEDGED**

**CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ**

**1.** The location is just north of the Northwest CRA Boundary and zoned commercial (C)

**RESPONSE: COMMENT ACKNOWLEDGED**

**2.** Request there is proper landscaping on the west frontage

**RESPONSE: COMMENT ACKNOWLEDGED**

**3.** Adequate parking onsite of the proposed use.

**RESPONSE: COMMENT ACKNOWLEDGED**

**UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON**

**1.** Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**RESPONSE: Acknowledged.**

**2.** Please show on civil plan 320 CU 101 Water and Sewer Plan an 8" in-line resilient seated gate valve midway of the proposed water main.

**RESPONSE: We are proposing an 8" x 8' tapping sleeve and Valve at the connection point and extended west to our property for 182LF of proposed 8" water main extension**

3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. During official Bldg. permit submittal.

**RESPONSE: Acknowledged. Permit will be obtained at times of CDs.**

4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

**RESPONSE: Acknowledged. Please see Erosion Control Plan on sheet CG-101.**

5. Civil plan 320 CU 101 Water and Sewer Plan appear to show two City accessible sewer cleanouts in the public right-of-way. When the design is increased in size the circles state C/O. Provided these are cleanouts, please eliminate and show a City accessible sewer cleanout either just behind or outside of the recorded property line.

**RESPONSE: Please see revised sheet CU-101.**

6. Please procure an approved FDEP permit for the proposed water public water main extension. During official Bldg. permit submittal.

**RESPONSE: Acknowledged. Permit will be obtained at time of CDs.**

7. Please show the proposed sewer lateral exiting the property w/ two 45° bends followed by a City accessible sewer cleanout boxed to grade. The lateral shall be shown as cored into the terminal wastewater manhole as opposed to rerouted around the structure into the sewer gravity line. The manhole shall be sewer coated and the bench shall be reworked if needed.

**RESPONSE: Please see revised Water and Sewer plan on sheet CU-101. We are providing a single lateral from the existing manhole with two(2) - 45 deg bends by using a clean out in the right of way as requested. From there we will extend to serve the proposed buildings.**

8. Please attach the following 2019 City Engineering Standard Details as they apply: #102-1 Valve Box Settings, #103-1 Gate or Valve Plug Settings, #106-1 Backflow Preventer, #107-1 Typical 1" Water Service, #109-1 Typical Fire Hydrant Installation, #111-1 Restrained Valve at Tee, #115-1 Underground Valve Identification Marker, #118-1 Restrained Joint Information, #118-2 Restrained Joint Information, #118-3 Restrained Joint Information, #119-1 Water Pipe Identification, #120-1 Pipe and Marker Balls Location, #121-1 Min. Horizontal Separation for Potable water, #122-1 Utility Crossing, #122-2 Potable Water Supply Notes, #122-3 Potable Water Supply Notes, #122-1 Utility Crossing, #200-1 Service Laterals with Risers, #200-2 Shallow Service Laterals, #201-1 Gravity Sewer Laterals, #201-2 WYE Gravity Sewer Saddle, #202-1 Adjustable Repair Coupling Notes, #202-1 Adjustable Repair Coupling



Notes, #210-2 Sewer Box and Cover Traffic, #315-1 Typical Screen For Utilities, #316-1 Required Tree Locations.

**RESPONSE: Please see standard details on sheets CU-501 thru CU-504.**

9. Please procure an approved FDEP permit for the proposed water public water main extension. During official Bldg. permit submittal.

**RESPONSE: Acknowledged.**

**LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

1. No landscape comment response sheet found.

**RESPONSE: Landscape comment responses have been provided.**

2. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended. Include the adjoining banyan tree on NE corner as per previous comments.

**RESPONSE: All specimen trees 18" and above are off property and only shown for reference. The building was moved farther west as to not impact the existing mango tree on the adjacent property to the east. Please refer to sheet LD-101 for details.**

3. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**RESPONSE: A data table has been provided on sheet LP-101 to demonstrate how the site is meeting the landscape requirements.**

4. Provide required Type C Perimeter Buffer on East side as per 155.5203.F.3. and provide a cross section detail. Minimally meet the tree count and shrub height.

**RESPONSE: A 9' modified Type C Buffer has been provided. Please refer to Landscape Plans for Buffer Cross Section Detail (LP-501).**

5. Site plan references note about the modified wall along the west side facing Dixie of overhead doors and dense landscaping. No note of LP.101 as per site plan, correct.

**RESPONSE: The site plan has been revised to show a continuous wall on the west buffer. The landscape plan has been revised to show the wall as well as a dense landscape screening. Refer to details on sheet LP-101.**

6. Add more landscaping in this area as only 3 Sabals are proposed directly in front of overhead doors

**RESPONSE: Additional understory trees were added to the west buffer to screen the overhead doors. A continuous wall has been added along the curb as well. Refer to the**

landscape plan, LP-101 and site plan SP-101 for details.

7. Provide VUA 10' requirements as per 155.5203.D along the West side.

**RESPONSE: A 5' perimeter landscape width is provided per 155.5203.D.3.c.iii code requirements. The lot is 100 feet wide per the approved Plat Dimensions.**

8. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.

**RESPONSE: The specifications for the proposed trees have been revised to include half of the required trees at 14' tall.**

9. Previous area calculations seem off, verify.

**RESPONSE: Previous calculations have been revised. Refer to sheet SP-101**

10. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

**RESPONSE: Street trees have been added to NE 8<sup>th</sup> street. Refer to sheet LP-101.**

11. Shift northern most Sabal adjacent to building out from under OHW's

**RESPONSE: The sabal palm has been moved to not conflict with the overhead powerlines. Refer to sheet LP-101.**

12. Show light poles on the landscape plan with setback radii's

**RESPONSE: Light poles are indicating showing setback radii around all light pole location refer to sheet LP-101**

13. Show sod in the plant list and on the plans.

**RESPONSE: Sod labels have been added to the plan. Refer to sheet LP-101.**

14. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas

**RESPONSE: Details of the building footers as it relates to the proposed landscape will be provided during building permit.**

15. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**RESPONSE: A note has been added to the plans regarding the penalties required for damage to existing trees. Please refer to sheet LD-101.**

16. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**RESPONSE: A note has been added to sheet LP-101.**

17. All tree work will require permitting by a registered Broward County Tree Trimmer.

**RESPONSE: A note has been added to sheet LP-101.**

18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**RESPONSE: A landscape comment response letter has been provided.**

**ZONING DEPARTMENT COMMENTS: LAUREN GRATZER**

1. The proposed entrance driveway is encroaching into the NVAL on the north property line. The site plan mentions this is being amended. A Plat Note Amendment must be approved before building permit approval.

**RESPONSE: NVAL AMENDMENT WILL BE PROCESSED PRIOR TO BUILDING PERMIT APPROVAL**

2. A complete site photometric plan was not submitted. Provide a photometric plan that shows all proposed lighting for the entire site. Site lighting must have a minimum of 1.0 foot-candle in the vehicular use area and a maximum of 3.0 foot-candles at the property line. Lighting affixed to the building will not suffice for site lighting.

**RESPONSE:**

3. Provide the distance between the proposed trees and the proposed light pole(s). Trees must be at least 15' from light poles.

**RESPONSE: Light pole clearances have been added to the landscape plan. The proposed light poles are 15' from proposed canopy trees. Refer to sheet LP-101.**

4. The proposed light pole to the west of the parking lot is permitted to be a maximum of 20 feet tall as it is located within 200 feet of a residential zoning district (RM-20). Reduce the height from 25 feet (155.5401.D.1.b).

**RESPONSE: Light pole heights have been adjusted to meet this requirement. Refer to the photometric plan, L1.**

5. Provide the height of the Type C buffer wall shown on the site plan. This wall must be at least 8 feet tall per the Type C buffer standards (155.5203.F.3).

**RESPONSE: The Height of the proposed Type 'C' Buffer wall is 8 Feet. The Height is called out**

**on Sheet SP-101 as well as identified in the Type 'C' Buffer Cross Section (LP-501).**

6. There is currently no mechanical equipment rendered on the site plan or elevations. Any ground floor mechanical equipment must be at least 3 feet from the propertyline and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure. If the mechanical equipment will be placed on the roof, show this on the elevations. If it will be on the ground, show it on the siteplan.

**RESPONSE: Comment acknowledged**

7. Provide VUA 10' requirements as per 155.5203.D along the West side.

**RESPONSE: A 5' perimeter landscape width is provided per 155.5203.D.3.c.iii code requirements. The lot is 100 feet wide per the approved Plat Dimensions.**

8. Provide more dense landscaping with a solid wall along the entire west propertyline. Provide a detail of this wall.

**RESPONSE: A continuous solid wall has been added to the west propertyline as well as additional trees to create a dense landscape buffer. A detail of the buffer has been added to sheet LP-501.**

9. Be aware: the number of parking spaces that are proposed is specifically designed for warehouses with a small office. There are several uses that may be permitted in this zoning district, that would require more parking. Providing limited amount of parking puts limitations on future tenants and the possibilities for the use of these warehouses. Other uses with higher parking requirements would not be permitted unless relief is sought after.

**RESPONSE: COMMENT ACKNOWLEDGED**

**SOLID WASTE AND RECYCLING DEPARTMENT COMMENTS: BETH DUBOW**

1. Label the turning radii information for the garbage truck access and maneuverability to and from the dumpster enclosure on the vehicle circulation plan. Be sure minimum radii of 35' (inside) and 50' (outside) are provided. It appears that these requirements are not being met; angling the garbage enclosure may help.

**RESPONSE: THE TURNING RADII HAS BEEN ADDED AND THE DUMPSTER HAS BEEN ROTATED, AS REQUESTED (REFER TO SHEET SP-103)**