

DP-1022017335 Preliminary DRC comment response from applicant : The Parkways OfficeResponse to Comments **Highlighted**

12/14/2022

Planning Review – SR**11/18/2022****Jordan Holloway****Revisions Required**

1. The open space calculations on the site plan and concept plan do not match each other. Revise accordingly. **Updated.**
2. The parking counts do not meet ordinance requirements. Golf cart spacing cannot be counted towards parking requirements. **Parking counts updated to meet requirement without golf cart spaces.**
3. The rear parking needs to be two-way and not one-way. The minimum drive aisle width is 22 feet. Revise plans and revise drive aisle to be at least 22 feet even on the paved parking area. **Drive aisle widened on plans.**
4. Shift the asphalt/gravel delineation to be on a straight section of drive aisle and not a corner where it will become rutted. **Delineation to stop at entry drive.**
5. The 90/3 DSO in the Buckwalter PUD requires 8' building foundation plantings. Please delineate this area to show the landscaping can be provided. **Not required outside of HCOD.**
6. Create a plan set that combines the survey, site plan, and concept plan instead of individual documents. **Done**
7. Per the applications manual, the signature over seal needs to be provided by the landscape architect and the engineer. **On revised plan set**
8. The narrative notes that the plan will be phased, yet no phasing plan is provided. Per the applications manual, a phasing plan shall be submitted at preliminary plan development. **Narrative updated**
9. The square footage of Building 3 is not the same on the site plan and concept plan. Revise accordingly. **Plans have been revised and coordinated.**
10. The applications manual requires a statement about sight lighting, at least within the narrative. Please provide details. **Narrative updated**
11. Dumpster enclosure details are not required until Final Development Plan, however, if it affects site design, you should show their placement at preliminary to avoid amending the plan in the future. **Dumpster location added on plans.**
12. It appears that essentially all trees are being clear cut. Please provide information, landscaping plan on how you can meet the tree requirements of section 5.3 of the UDO. **Landscape plan will be provided at Final Submittal. No tree mitigation required outside of HCOD according to Buckwalter PUD 90/3.**

13. It appears as though Building 1 encroaches on the 10' front building setback. Confirm building placement. **Building footprints have been updated.**

Beaufort Jasper Water and Sewer Review

11/16/2022

James Clardy

Approved with Conditions

1. Pending formal submittal/approval of water and sewer design. **Formal submittal provided at Final.**

Fire Department Review

11/17/2022

Dan Wiltse

Approved with Conditions

1. Due to the height of the buildings, aerial fire apparatus access will need to be provided. **Will Provide at Final.**

2. For final development plan, provide construction type and square footage, and indicate if fire suppression will be installed to determine the fire flow for the building. **Will provide at Final.**

Planning Commission Review

11/18/2022

Dan Frazier

Approved with Conditions

1. A traffic assessment is required at time of final development plan submittal, and a traffic impact analysis will be required if warranted by the Traffic Assessment. **Will provide at Final.**

Watershed Management Review

11/16/2022

Lidia Delhomme

Approved with Conditions

1. At the time of Stormwater submittal, specify the type of permeable pavement. Aggregate/gravel pavement must follow the design criteria listed in the SWDM 4.4.4 to receive Water Quality Credits. **Will provide design details for permeable drive with Stormwater submittal.**

Building Safety Review
10/21/2022
Richard Spruce
Approved with Conditions

1. Wherever the sidewalks cross a vehicle traffic lane, detectable warning devices are required to be installed per ICC/ANSI A117.1, 2017 edition, section 406.6. **Will provide on final plans.**

Police Department Review
11/17/2022
Adam Barberio
Approved

Planning Review - Address
10/26/2022
Nick Walton
Approved

Transportation Department Review
10/19/2022
Megan James
Approved