Kimley»Horn

07/25/2024

City of Mt/ Pleasant
Chris Brooks
209 Bond Street
Mt. Pleasant, TN 38474

RE: ***Site Plan Resubmittal Comment Response***
Xxentria – Cherry Glen Industrial Park
William Shirley Road at Sam Watkins Blvd
Mount Pleasant, TN 38474

Dear Chris Brooks,

Below is an explanation of how we addressed the comments regarding the above stated project:

7/17/2024 KCI Site Plan Comments:

Comment # 1. Please call out the overhead doors. As previously discussed, please be prepared to address the location of the overhead doors that face the corner side yard (See 11.2.L. Design of off-street loading spaces). Your letter mentions the site cannot be mirrored. It may help to be prepared to explain why it cannot be mirrored during for the Planning Commission.

KCI Comment #1 response: The overhead doors have been called out. See Sheet C2-00. The building's west dock area fronts Sam Watkins Boulevard and does not encroach in to the 50' side street yard. Thus, this does not appear to vary from the Section 11.2.L.1 off-street loading location code. The project is proposing landscape screening from the intersection and street trees to screen the off-street pavement areas along both Sam Watkins Blvd and William Shirley Rd. The established manufacturing program for Xxentria has a set process flow through the facility that has dictated placement of dock and drive-in positions. To shift the door locations would require them to change their system operations, which is very problematic to the Xxentria workflow. In addition, the current layout has been positioned within the overall site to allow for future development by Xxentria in order to expand their presence in the market.

Comment # 2. Provide plant schedule with species and size information to demonstrate proposed plant materials meet minimum sized required in Section 11.4.

KCI Comment #2 response: Plant Schedule table is incorporated on Sheet L1-00.

11.4.D.11. Irrigation. Automatic irrigation systems are required for all required landscaped areas within commercial and industrial districts as well as multi-family developments and institutional uses. The planning commission may waive automatic irrigation requirements for existing areas with existing vegetation; however, plant material planted within such areas to meet transitional buffering requirements must be within 100 feet of a hose bib or be provided a temporary above-ground irrigation system. All irrigation systems shall be designed to minimize the use of water. Plans shall be prepared and stamped by a certified irrigation designer, certified irrigation contractor, or landscape architect. Irrigation systems shall be designed to meet the standards shown in appendix E (landscape standards).

KCI Comment #3 response: Conceptual irrigation between the building and public frontage is shown on sheet L1-00. Final irrigation plans will provided with future land disturbance submittal.

Comment # 4. Detention and retention ponds. Detention and retention ponds shall be landscaped with trees, shrubs and turf. Detention ponds shall be considered a service area and shall be screened from public view. This would apply to the proposed detention areas in the corner side and front yards.

KCI Comment #4 response: Due to future phase project construction and planned expansion of the proposed pond with additional phases, landscape screening from public view will be provided at a later date upon final phase expansion of pond. The pond is strategically located at the northeast rear area of the site, away from public view.

Comment # 5. Structures (such as headwalls and weirs) within ponds located in front and side yards adjacent to public streets shall be faced with brick or stone. Slopes exceeding 3:1 shall be vegetated with plants that do not require frequent mowing.

KCI Comment #5 response: We have noted on the plans. We are not proposing above grade structures in the front and side yards.

Comment # 6. Groundcovers used for this purpose shall be planted with sufficiently tight spacing to provide 100 percent coverage within the first year.

KCI Comment #6 response. We have noted on the plans. Please refer to sheet L1-00.

Comment # 7. On the lighting plan sheets, does “MH: 30” mean a mounting height of 30 feet? Lights poles and building-mounted fixtures shall be designed with fully shielded luminaires. Such poles or mounts shall not exceed 22 feet in height. The planning commission may approve, in appropriate circumstances as part of site plan review, a pole or mount of up to 30 feet. Please provide a justification if you are requesting a height greater than 22 feet.

KCI Comment #7 response. Yes, “MH:30” refers to the propose mounting height of 30-feet. 30-feet mounting height is standard for industrial facilities, which meets the listed 30-ft max height in the city’s design review guidelines. Furthermore 30-foot mounting heights were used to allow for increase uniformity of lighting on the site. The property lines are substantially far from the located poles and spill light will be minimal at the entries. There will be no spill light along the majority of the property lines per the submitted photometric plan.

Comment # 8. Show the location for any storage area outside the building for pallets, cardboard, ect.

KCI Comment #8 response: The proposed facility will use interior space for storage; therefore, no outdoor storage is proposed.

Comment # 9. Show in a detailed all Building or Ground signage for the site and sizes.

KCI Comment #9 response: The building and ground signage package is to be prepared at a later date and will be submitted separately for city review as required.

Comment # 10. Will the paved area excluding the parking area in the front have curbing?

KCI Comment #10 response: In addition to the employee parking, the driveway aprons will have curb and gutter as well as the rear truck court. See sheet C2-00.

Comment # 11. Show the Dumpster location and detail for the enclosure.

KCI Comment #11 response: Please refer to sheet C2-00 for the dumpster location and detail.

7/17/2024 CEC Engineering Comments:

Comment #2. Please note this is a preliminary review as only preliminary documents are provided. When a complete submittal is received, a complete review will be conducted. A complete submittal includes at a minimum the following additional information:

a. Erosion and Sediment Control Plans (signed and sealed by Professional Engineer)
    i. Proposed Limits of Disturbance
    ii. Perimeter EPSC Measures
    iii. EPSC Details
b. Stormwater Calculations (signed and sealed by Professional Engineer)
    i. Existing Conditions Hydrologic Calculations
        1. Drainage Area(s) Calculations & Exhibit
        2. Time of Concentration Calculations & Flow Path Exhibit
        3. Impervious Area Table/Exhibit
    ii. Existing Conditions Hydraulic Calculations (if any)
        1. Ditches
        2. Pipes/Culverts
        3. Storm sewer system
    iii. Proposed Conditions Hydrologic Calculations
        1. Drainage Area(s) Calculations & Exhibit
        2. Time of Concentration Calculations & Flow Path Exhibit
        3. Impervious Area Table/Exhibit
    iv. Proposed Conditions Hydraulic Calculations
        1. Ditches
        2. Pipes/Culverts
        3. Storm sewer system
        4. Detention Basins
        5. Evaluation of impacts to existing stormwater infrastructure downstream of the site
    v. Please note that post-construction discharges for each outfall location should be equal to or less than the pre-construction discharges.

KCI Comment #2 response: A complete civil submittal, including these items, will be provided when our client is ready to submit for Land Disturbance Permit with city. Our client is only seeking Planning Commission Site Plan approval at this time.

Comment #3. Please provide a TDEC CGP Notice of Intent/Notice of Coverage/SWPPP if more than one acre is disturbed.

KCI Comment #3 response: A TDEC CGP NOI/SWPPP will be provided when our client is ready to submit for Land Disturbance Permit. Our client is only seeking Planning Commission Site Plan approval at this time.

Comment #4. The outlet pipe from the detention pond appears to be concentrating flow at the property line. Please revise the design, such as using a level spreader or other methods, to more closely resemble how the flow leaves the site in existing conditions.
A level spreader will be implemented at the pond outfall. This has been called out on the included preliminary Grading Plan and will be detailed in the future complete civil submittal.

Sincerely,
Kimley-Horn and Associates, Inc.

Brendan Boles, P.E.
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