

Project Name: 23-00400046

Project Description: The Forest Apartments

Review Comments List Date: 3/1/2024

Ref. # 4, Building, ANDREW VALENTINO, 10/25/23 11:15 AM, Cycle 1, Resolved

Comment: FBC 107.3.5 MIN PLAN REVIEW REQUIREMENTS HAVE NOT BEEN MET; PROVIDE ALL REQUIRED BUILDING DATA TO INCLUDE FINISH FLOOR ELEVATION, OCCUPANCY TYPE, CONSTRUCTION TYPE & CODES USED

Reviewer Response: ANDREW VALENTINO - 2/5/24 6:06 AM

PRELIMINARY APPROVAL ONLY. ADDITIONAL PLAN REVIEW COMMENTS WILL FOLLOW

Responded by: Amanda Martinez - 1/26/24 10:58 AM

Response: The required building data has been provided. Refer to sheet SP-1. Floor elevations will be shown, please refer to civil sheet PGD-2

Ref. # 51, Building, Richard Nixon, 2/21/24 12:10 PM, Cycle 1, Info Only

Comment: Plans have been reviewed for concept, but not compliance with the Florida Building Code. Complete construction documents and applications will need to be submitted to the Building Department.

Ref. # 1, Coordinator, Paul Ojeda, 8/7/23 10:51 AM, Resolved

Markup: Changemark note #01, CS-Cover Sheet.pdf

the project does not include the two buildings to the north

Responded by: Amanda Martinez - 8/30/23 11:47 AM

Response: All plan sheets have been revised to reflect the correct address and the cover sheet has been revised to remove the two buildings to the north.

Ref. # 2, Coordinator, Paul Ojeda, 8/7/23 11:14 AM, Resolved

Markup: Changemark note #01, LP-0 LANDSCAPE COVER SHEET.pdf

Please correct the address to reflect 787 S State Road 7

Responded by: Amanda Martinez - 8/30/23 11:47 AM

Response: All landscape plan sheets have been revised to reflect the correct address.

Ref. # 3, Coordinator, Paul Ojeda, 8/10/23 4:25 PM, Resolved

Markup: Changemark note #01, SURV.pdf

Tree survey is missing information See definition below

Tree survey means a document signed and sealed by a Florida registered land surveyor meeting the requirements of F.S. Â§ 472.025, as amended, which must provide, at a minimum, the following information:

- (a)The location, plotted by accurate techniques, of all existing non-nuisance trees;
- (b)The common and scientific name of each tree;
- (c)The DBH of each tree, or if a multiple-trunk tree, the sum DBH for all trunks; and
- (d)Canopy coverage, if required by DEES.

Responded by: Amanda Martinez - 8/30/23 11:48 AM

The survey has been revised to provided the required information regarding the tree survey. Refer to Sheets SURV-01- SURV-04.

Ref. # 12, Engineering, Paula Fonseca, 10/25/23 4:04 PM, Cycle 1, Info Only

Comment: Submit preliminary drainage calculations

Reviewer Response: Paula Fonseca - 2/2/24 2:15 PM

Information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review.

Responded by: Amanda Martinez - 1/26/24 10:58 AM

Response: The preliminary drainage calculations have been provided with this submittal.

Ref. # 13, Engineering, Paula Fonseca, 10/25/23 4:04 PM, Cycle 1, Resolved

Comment: Provide referenced email from Bob Hely indicating landfill capacity and letter from Republic Services confirming capacity to service the project.

Responded by: Amanda Martinez - 1/26/24 10:58 AM

Response: The email from Bob Hely has been provided with this submittal as document ADOC-Landfill Capacity Email. The letter from Republic Services was uploaded with the initial submittal in July, as ADOC-Republic Trash Service Confirmation.

Ref. # 16, Engineering, Paula Fonseca, 10/25/23 4:09 PM, Cycle 1, Resolved

Comment: Site Plan - finish floor and pavement elevations (PGD-4) - Plans are illegible. Provide details. Provide pavement elevations.

Responded by: Amanda Martinez - 1/26/24 10:58 AM

Response: Pavement elevations have been provided on sheet PDG-4.

Ref. # 17, Engineering, Paula Fonseca, 10/25/23 4:10 PM, Cycle 1, Info Only

Comment: Additional agreements to discharge surface water to neighboring parcel.

Reviewer Response: Paula Fonseca - 2/2/24 2:15 PM

Partial information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review. Drainage Agreement is required prior to obtaining Engineering Permit.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: We have submitted a surface water management permit to Broward County (Application No. L2023-276). Staff issued comments and we attended a meeting the Broward County Real Property Division and the Surface Water Management Department to discuss the comments and the Applicant's entitlement to drain into the preserve per the previously approved Drainage Permit. A copy of the approved drainage permit with Broward County is provided with this submittal. See ADOC-Drainage Permit.

Ref. # 19, Engineering, Paula Fonseca, 10/26/23 12:00 PM, Cycle 1, Info Only

Comment: Traffic Report - Signalized Intersection Level of Service: 1) Include SW 7th Street/SR7 left turn, right turn, and through lane movements. 2) Include Southgate Blvd/SR7 left turn, right turn, and through lane movements.

Reviewer Response: Paula Fonseca - 2/2/24 2:15 PM

Information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: The requested level of service information is presented in the updated report as requested. Please see Tables 3 and 4.

Ref. # 20, Engineering, Paula Fonseca, 10/26/23 12:00 PM, Cycle 1, Resolved

Comment: Traffic report. address office traffic assuming office is at full capacity.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: The traffic impact study has been updated to reflect the adjacent office space operating at

full capacity.

Ref. # 22, Engineering, Paula Fonseca, 10/26/23 2:40 PM, Cycle 1, Info Only

Comment: Hydraulic Report - Page 1 of the report is missing.

Reviewer Response: Paula Fonseca - 2/2/24 2:19 PM

Information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: The full report has been provided with this submittal.

Ref. # 23, Engineering, Paula Fonseca, 10/26/23 2:55 PM, Cycle 1, Resolved

Comment: Provide evidence of historical reserved capacity for water/sewer, if any.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: Copies of the recorded agreements regarding reserved capacity for water and sewer have been provided with this submittal. Please refer to the document titled, "ADOC-Assignment of Development Rights 2001" for the current reserved capacity.

Ref. # 52, Engineering, Paula Fonseca, 2/23/24 1:30 PM, Cycle 1, Unresolved

Comment: Transportation: as per FDOT Pre-approval letter, include evaluation of any needs for improvements at the intersection of SW 7th Street and SR 7 due to project traffic.

Ref. # 53, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Transportation: Traffic study only references signal timing optimization at the Atlantic/SR 7 & Southgate/Rock Island Road intersection. Provide further details to illustrate how the signal timing optimization can be achieved.

Ref. # 54, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Transportation: Evaluate U-turn alternatives at SW8th Court and Santa Catalina Ln going southbound on SR 7.

Ref. # 55, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Traffic - Provide location of bus shelter.

Ref. # 56, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Drainage Permit from SFWMD 06-00688-S dated 1985, needs to be modified to address the water surface not leaving site and not entering the C-14 canal via City of Margate canal system.

Ref. # 57, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Drainage Calculations: Address minimum elevation for roads and parking lots.

Ref. # 58, Engineering, Paula Fonseca, 2/23/24 1:32 PM, Cycle 1, Unresolved

Comment: Drainage: Ensure agreement to discharge surface water to neighboring parcel incorporates language ensuring its validity in perpetuity, irrespective of changes in ownership.

Ref. # 59, Engineering, Paula Fonseca, 2/23/24 1:32 PM, Cycle 1, Unresolved

Comment: Drainage: Provide status of surface water management permit to Broward County Application L2023-276 submitted and under review.

Ref. # 60, Engineering, Paula Fonseca, 2/23/24 1:32 PM, Cycle 1, Unresolved

Comment: Drainage: Provide confirmation from the County that 100% of the water draining into the conservation area will be pre-treated.

Ref. # 61, Engineering, Paula Fonseca, 2/23/24 1:34 PM, Cycle 1, Unresolved
Markup: Changemark note #01, ADOC-Drainage Calculations.pdf
Clarify if SF of impervious and pervious areas include proposed and existing areas.

Ref. # 62, Engineering, Paula Fonseca, 2/23/24 1:34 PM, Cycle 1, Unresolved
Markup: Changemark note #02, ADOC-Drainage Calculations.pdf
Include language to reference how the K value was obtained.

Ref. # 63, Engineering, Paula Fonseca, 2/23/24 1:34 PM, Cycle 1, Unresolved
Markup: Changemark note #03, ADOC-Drainage Calculations.pdf
Show location of these retention areas.

Ref. # 64, Engineering, Paula Fonseca, 2/23/24 1:35 PM, Cycle 1, Unresolved
Comment: Wastewater - provide evaluation of LS 29 capacity (wet well capacity, flow and head) to handle additional wastewater from development. Provide a clear statement of the results of the evaluation.

Ref. # 65, Engineering, Paula Fonseca, 2/23/24 1:35 PM, Cycle 1, Unresolved
Comment: Wastewater - provide evaluation of existing gravity line capacity to illustrate that existing gravity system will not operate under surcharged conditions. Provide a clear statement of the results of the evaluation.

Ref. # 66, Engineering, Paula Fonseca, 2/23/24 1:39 PM, Cycle 1, Unresolved
Markup: Changemark note #01, WS-3-WATER & SEWER.pdf
Address conflict between sewer and proposed wall. Ensure there is access for construction equipment to easement and existing sewer line.

Ref. # 67, Engineering, Paula Fonseca, 2/23/24 1:40 PM, Cycle 1, Unresolved
Markup: Changemark note #02, WS-3-WATER & SEWER.pdf
Follow fire hydrant spacing per Chapter 14.

Ref. # 68, Engineering, Paula Fonseca, 2/23/24 1:41 PM, Cycle 1, Unresolved
Markup: Changemark note #03, WS-3-WATER & SEWER.pdf
Avoid 90 degree bends.

Ref. # 69, Engineering, Paula Fonseca, 2/23/24 1:44 PM, Cycle 1, Unresolved
Markup: Changemark note #01, TC-1.1-Trash Compactor.pdf
Proposed bollard will impede opening swing door at 180 degrees.

Ref. # 70, Engineering, Paula Fonseca, 2/23/24 1:49 PM, Cycle 1, Unresolved
Markup: Changemark note #01, TR-1.1-Trash Room Plan.pdf
This trash room is inaccessible by pick-up truck.

Ref. # 71, Engineering, Paula Fonseca, 2/23/24 1:49 PM, Cycle 1, Unresolved
Markup: Changemark note #02, TR-1.1-Trash Room Plan.pdf
Provide required recyclable material capacity as per code and explain proposed total capacity for recyclable material due to the new development.

Ref. # 72, Engineering, Paula Fonseca, 2/23/24 1:52 PM, Cycle 1, Unresolved
Markup: Changemark note #01, AT-1-Vehicle Maneuverability.pdf

Show fire maneuverability for this area.

Ref. # 73, Engineering, Paula Fonseca, 2/23/24 1:53 PM, Cycle 1, Unresolved
Markup: Changemark note #01, AT-2-Vehicle Maneuverability.pdf
Show waste disposal truck maneuverability for this area.

Ref. # 74, Engineering, Paula Fonseca, 2/23/24 1:54 PM, Cycle 1, Unresolved
Markup: Changemark note #01, AT-3-Vehicle Maneuverability.pdf
General note: how to turn if unable to access?

Ref. # 75, Engineering, Paula Fonseca, 2/23/24 1:57 PM, Cycle 1, Unresolved
Markup: Changemark note #01, LP-21 ENLARGED PLAZA PLAN.pdf
Review conflict with existing 30'x30' easement. Show easement in plans.

Ref. # 76, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Unresolved
Markup: Changemark note #01, SP-2-Master Parking Plan.pdf
Proposed gate impedes pedestrian access to the preserve.

Ref. # 77, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Unresolved
Markup: Changemark note #02, SP-2-Master Parking Plan.pdf
Proposed gate impedes pedestrian access to the preserve.

Ref. # 78, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Unresolved
Markup: Changemark note #03, SP-2-Master Parking Plan.pdf
how to access this area for recyclable material collection.

Ref. # 79, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Unresolved
Markup: Changemark note #04, SP-2-Master Parking Plan.pdf
Specify drive aisle width.

Ref. # 80, Engineering, Paula Fonseca, 2/23/24 2:28 PM, Cycle 1, Unresolved
Markup: Changemark note #01, ADOC-Easement Agreement.pdf
It is critical to identify the "Shared Access Roadway"

Ref. # 81, Engineering, Paula Fonseca, 2/23/24 2:28 PM, Cycle 1, Unresolved
Markup: Changemark note #02, ADOC-Easement Agreement.pdf
Need to work on Exhibits to clearly show all areas.

Ref. # 82, Engineering, Paula Fonseca, 2/23/24 2:28 PM, Cycle 1, Unresolved
Markup: Changemark note #03, ADOC-Easement Agreement.pdf
Separate file referenced. May need to include as Exhibit.

Ref. # 83, Engineering, Paula Fonseca, 2/23/24 3:05 PM, Cycle 1, Unresolved
Comment: Transportation: FDOT conducted a Road Safety Audit along SR-7/US-441 from Kimberly Boulevard/SW 11th Street to NW 31st Street. The report provided recommendations for improvement of SW 7th Street/SR 7 intersection. The developer shall review these recommendations and coordinate implementation with FDOT.

Ref. # 84, Engineering, Paula Fonseca, 2/23/24 3:49 PM, Cycle 1, Unresolved
Markup: Changemark note #01, AT-2-Vehicle Maneuverability.pdf
Location does not match trash room as shown in the TR-1.1 plan.

Ref. # 85, Engineering, Paula Fonseca, 2/23/24 3:50 PM, Cycle 1, Unresolved
Markup: Changemark note #01, ADOC-Drainage Calculations.pdf
Explain rationale for deducting the 3.28" from the Rainfall depth.

Ref. # 88, Engineering, Paula Fonseca, 2/27/24 1:53 PM, Cycle 1, Unresolved
Comment: Provide rationale to explain how dumpster and trash containers are located and sized.
Provide a statement describing the proposed methodology for solid waste pick-up. Solid waste disposal includes garbage, trash, recyclable and bulk.

Ref. # 89, Engineering, Paula Fonseca, 2/29/24 9:01 AM, Cycle 1, Unresolved
Comment: The objective of DEES is to eliminate publicly owned utility infrastructure within private property. Utility plans will be reviewed during permitting process to achieve the aforementioned objective.

Ref. # 87, Landscaping, Todd Belback, 2/26/24 4:06 PM, Cycle 1, Unresolved
Comment: LP-07 Misspelled word "(DESTRIAN)" should be PEDESTRIAN ZONE

Ref. # 90, Landscaping, Todd Belback, 2/29/24 4:10 PM, Cycle 1, Unresolved
Comment: Botanical Names must be listed correctly. Example: Gumbo Limbo must be listed as either: *Bursera simaruba* or *Bursera simaruba* "Italicized" Only!

Ref. # 18, Planning, Christopher Gratz, 10/26/23 11:31 AM, Cycle 1, Resolved
Comment: The land appraisal shall include the parking area and the site's solid waste facilities. While we understand the parking lot site plan is a separate approval it is erroneous to not include the required parking and solid waste facilities that will serve the apartment property. The property is being subdivided for the purpose of sale to entitle the site for the apartments so the final parcel that represents the development is to be evaluated.
Responded by: Amanda Martinez - 1/26/24 10:59 AM
Response: Report graphic and description was corrected to include parking and solid waste facilities as originally contemplated in the appraisal.

Ref. # 24, Planning, Christopher Gratz, 10/26/23 2:55 PM, Cycle 1, Info Only
Comment: Provide plans for all signage beyond traffic control / required signs, e.g. entrance sign, directional signs. Fully dimensioned with setbacks etc.
Reviewer Response: Christopher Gratz - 1/29/24 11:52 AM
Monument sign does not have height show and looks way too big. There will be more signs than this on the property, the comment ask for them all, i.e. Curb Your Dog, Pool, Clubhouse, Leasing, Directional, Gate entry, etc.
Responded by: Amanda Martinez - 1/26/24 11:00 AM
Response: Refer to sheet SP-1 for setback. Refer to sheet EN-1.1 for dimensions and details.

Ref. # 6, Planning, Christopher Gratz, 10/25/23 12:27 PM, Cycle 1, Resolved
Comment: Narrative is to address Park LOS.
Responded by: Amanda Martinez - 1/26/24 11:00 AM
Response: The narrative has been revised to include the level of service analysis for community parks.

Ref. # 7, Planning, Christopher Gratz, 10/25/23 12:28 PM, Cycle 1, Resolved
Comment: Missing: Copies of any and all agreements that run with or affect the property, such as cross access agreements, shared parking agreements, restrictive covenants, plat note amendments,

or FDOT agreements. The plat does not have a restrictive note and would have been amended at some point.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Copies of the recorded agreements regarding the water & sewer capacity, the drainage permit with Broward County, the parking agreement, reciprocal easement agreement, and FDOT pre-approval letter have been provided with this submittal. The plat has a restriction placed under the Notes Section. It states that the following, "This plat is restricted to 146,000 sq. Ft. Of office." There have been no amendments to this note, therefore, this is the current restrictive note on the plat.

Ref. # 11, Planning, Christopher Gratz, 10/25/23 12:30 PM, Cycle 1, Resolved

Comment: Traffic Impact Statement needs to be revised to reflect the correct number of units, including the attachments.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: The traffic impact study has been updated to reflect 300 dwelling units

Ref. # 5, Planning, Christopher Gratz, 10/25/23 12:27 PM, Cycle 1, Info Only

Comment:

Comment that must be met to go past DRC.

SCAD to be revised to reflect the correct number of units.

Ref. # 9, Planning, Christopher Gratz, 10/25/23 12:29 PM, Cycle 1, Info Only

Comment:

The parking statement satisfies the completeness check, the following comment will be made with the DRC comments and is being given now to help expedite the project.

General office is not the appropriate parking generation rate for this site. Part of the development houses a call center which has a far higher demand than general office and as visible from aerial photos, the site is under parked with vehicles parked on dirt.

Ref. # 25, Planning, Christopher Gratz, 10/26/23 3:11 PM, Cycle 1, Resolved

Comment: Provide details for all walls and fences.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Refer to architecture sheet PW-1.1 for wall details and to landscape sheet LP-08 for fence details.

Ref. # 26, Planning, Christopher Gratz, 10/26/23 3:39 PM, Cycle 1, Info Only

Comment: The enlarged landscape plan is inadequate to assess and review how the entire ROW from edge of pavement to the first building is being treated, and compliance with the urban greenway requirement. This area is of particular concern with the sidewalk and open space feature requirement. A plan showing this area with complete dimensions is necessary. Additionally, any sidewalk, which will be required to be an entirely new one not one added on to the existing, inside the property line will need to be placed in an easement as we had discussed in our preliminary reviews.

Reviewer Response: Christopher Gratz - 1/30/24 1:51 PM

The comment says what was submitted was inadequate, and the response is we already provided it. Please provide a plan this is: 1:10 or 1:15 scale Orient East to the bottom of the page Show from the center of the road to the building, show more of each one as they fit on the sheet. Provide all dimensions like was done on the site plan The plan sheet LP-21 is close to what I'm asking for but still isn't the easiest to read and missing the setbacks.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Enlargement was provided on page LP-11 at 20 scale. Proposed sidewalk on private property is 5' and public property 5' for a total of 10' continuous sidewalk. Also refer to sheet LP-07 for a diagram of open space and square footage provided.

Ref. # 27, Planning, Christopher Gratz, 10/26/23 4:03 PM, Cycle 1, Resolved

Comment: Provide site plan that shows the setbacks as required by the Code. The dimension from the property line is important but that is not how it is measured. Refer to the Code amendment and presentation that was given to make this project possible.

Responded by: Amanda Martinez - 1/26/24 11:01 AM

Response: The site plan has been revised to provide all dimensioned setbacks. Refer to sheet SP-1.

Ref. # 28, Planning, Christopher Gratz, 10/26/23 4:16 PM, Cycle 1, Resolved

Comment: Photometric plans shall delineate footcandle measurements in a grid pattern using ten-foot squares throughout the vehicular use area and measured at grade. Several areas have no delineated measurements.

Responded by: Amanda Martinez - 1/26/24 11:01 AM

Response: Please refer to revised EPH-1 with updated base, vehicular use areas and updated measurements at gap locations. Please note that grid patterns for modified areas are sometimes closer than the 10 feet due to added measurements or area.

Ref. # 29, Planning, Christopher Gratz, 1/29/24 11:29 AM, Cycle 2, Info Only

Comment: For DRC approval change all references in all documents and plans to reflect the recent Code update; i.e. TOC was removed from the Code, Appendix A was deleted and all the Code sections have changed.

Ref. # 30, Zoning, Christopher Gratz, 2/6/24 12:12 PM, Cycle 1, Unresolved

Comment: Revise all documents by removing "TOC" from them, the Code was changed and that was eliminated from it. The development is still entitled to use the Code requirements from before the change became effective in December.

Ref. # 31, Zoning, Christopher Gratz, 2/6/24 12:19 PM, Cycle 1, Unresolved

Comment: Monument sign does not have height shown and looks way too big. There will be more signs than this on the property, the comment asks for them all, i.e. Curb Your Dog, Pool, Clubhouse, Leasing, Directional, Gate entry, etc.

Ref. # 32, Zoning, Christopher Gratz, 2/6/24 12:21 PM, Cycle 1, Unresolved

Comment:

The comment says what was submitted was inadequate, and the response is we already provided it.

Please provide a plan that is: 1:10 or 1:15 scale

Orient East to the bottom of the page

Show from the center of the road to the building, show more of each one as they fit on the sheet.

Provide all dimensions like was done on the site plan. The plan sheet LP-21 is close to what I'm asking for but still isn't the easiest to read and missing the setbacks.

Ref. # 34, Zoning, Christopher Gratz, 2/6/24 12:36 PM, Cycle 1, Unresolved

Comment: Provide all dimensions of the building features on the floor plans.

Ref. # 35, Zoning, Christopher Gratz, 2/6/24 2:51 PM, Cycle 1, Unresolved

Comment: Indicate floor heights from the top of the slab to the bottom of the finished ceiling.

Ref. # 36, Zoning, Christopher Gratz, 2/6/24 2:53 PM, Cycle 1, Unresolved

Comment: Provide cross and longitudinal sections of the proposed structures.

Ref. # 37, Zoning, Christopher Gratz, 2/6/24 2:55 PM, Cycle 1, Unresolved

Comment:

Show building height as measured by the Code.

Height of building: The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof and to the mean height level between eaves and ridge for gable, hip and gambrel roof.

Ref. # 38, Zoning, Christopher Gratz, 2/6/24 3:05 PM, Cycle 1, Unresolved

Comment: Show the new bus shelter on the plans.

Ref. # 39, Zoning, Christopher Gratz, 2/6/24 4:02 PM, Cycle 1, Unresolved

Comment: Provide a clean site plan without truck turning movements, with the property lines clearly defined, all access ways dimensioned, and access easements shown. This includes the pedestrian access. Provide truck turning movements on a separate plan.

Ref. # 40, Zoning, Christopher Gratz, 2/6/24 4:57 PM, Cycle 1, Info Only

Comment: The portion of the parking lot being purchased to serve the development must be joined either by the subdivision resurvey or with a Unity of Title to receive final site plan approval, the parcel line is crooked, and the landscape buffer requirement between the properties is not being met on these plans.

Ref. # 42, Zoning, Christopher Gratz, 2/13/24 3:20 PM, Cycle 1, Unresolved

Markup: Changemark note #01, TR-1.1-Trash Room Plan.pdf

2 trash chutes are necessary, one for garbage and another for recyclables. Cannot expect a tenant to throw a bag in the chute and carry the recyclables down or have an employee separate the items in the trash.

Ref. # 50, Zoning, Christopher Gratz, 2/15/24 9:18 AM, Cycle 1, Unresolved

Comment: Coordinate elevations and floor plans, the building types do not match the floor plans.