

CUP-2020-352
September 27, 2021
JM Property Management
1402 Third Street

Engineering Department Comments

Frontage Improvements:

- Curb, gutter, sidewalk and associated roadway drainage on Third Street frontage. If sidewalk is adjacent to the curb, minimum width is 6-feet. With a 6-foot wide sidewalk set with the back of walk on the property line and adjacent to the curb, there would be adequate width for angle parking along this side of the street.
- Sidewalk along Jameson Street frontage. If sidewalk is adjacent to the curb, minimum width is 6-feet. If existing curb line on the south side is used, only parallel parking will be allowed on this side. Angle parking may be used if curb line is moved south to allow for adequate width drive lane.
 - Roadway drainage modifications if curb line is moved.

Site Plan:

- Minimum aisle width for 90-degree parking is 25-feet.
 - Proposed interior parking lot shows 20-feet
 - Proposed units on the south only have the 16-foot alley.
- Southern alley will need to be constructed to City standards.
- Parking for the existing units in the SW corner will need to be designed so that vehicles have enough room to back out without having to go onto the adjacent property to the south (outside of the alley right of way).
- Driveway along the south side exceeds 150-feet. A Fire Truck turnaround will need to be provided
- Dumpster pads will need to be located such that garbage trucks have a straight line in and room to back out and turn as required. Dumpster access on Third Street as shown on the site plan are not allowed.
- Show existing utility locations to insure no conflicts with new structures.
- The large trees along Jameson will have to be removed for frontage improvements.

Stormwater:

- Permanent stormwater facilities will need to be designed in accordance with 2014 or 2019 DOE Manual
 - This will include accounting for existing structures and hard surfaces.



David Lee, PE
City Engineer

EXHIBIT M