



Application No PL2023162, Tailormade Landing
Commercial Preliminary Development Plan

Planning Review

1. Building Elevations – Please provide clarification and additional details on what the exterior architectural wall pane labeled 3B. Not sure what type of material you are proposing here.
 - Updated elevations provided
2. Accessible Parking Spaces - Please show the ADA stalls on the site plan ADA.
 - Shown on C.100
3. Curbing - CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Why does the curb stop on the south east corner of the building between the trash enclosure area and detention pond?
 - Notes added on C.100 to clarify both curb and retaining wall
4. Head-in parking - The entrance drive is a private street and does not function as an internal parking lot drive. As such no head in parking is allowed. Landscaping requirements will also be applicable. If you wish to seek a modification to the head in parking please submit a written request with justification.
 - Waiver request provided
5. Signs - All signs must comply with the sign requirements as outlined in the sign section of the ordinance. If you wish to seek a modification to the sign requirements of the UDO please submit sign details and a written request.
 - Noted
6. Mechanical equipment - All roof mounted mechanical equipment shall be screened by a parapet wall. If you are proposing a different method of screening you will need to request a modification.
 - Noted



Fire Review

2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required- Provide hydrants to meet this requirement. (Added 2 additional Hydrants)

3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required- Confirm there is an available fire flow of 2,375 GPM. (Water Utilities is working on this)

4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- No parking signage/curb painting shall be required on the lanes in front of the building. (Noted)

Traffic Review

-Revised study has been approved by Traffic Engineering Staff