



June 20, 2017

Planning Commission
Innovation Hills - Planning Review June 16, 2107
File No. 17-015

Dear Planning Commissioners

I regret that I am unavailable to attend tonight's planning commission meeting. Currently traveling with my family out of state. We have enjoyed our working relationship with the City and will continue to serve at its pleasure.

Site Plan Review Considerations:

- Item 1:** Site Layout - No action required
- Item 2:** Parking/Access - Parking lot dimensions will be added for the typical parking space, for the barrier free spaces, and parking schedule. Will add additional spot elevations and notes per the building department review.
- Item 3:** Tree Removal – No action required. The proposed tree planting plan far exceeds the trees removed for the park improvements
- Item 4:** Lighting - No action required now. Future lighting plans if proposed, will have a photometric plan submitted for review and approval.
- Item 5:** No action required
- Item 6:** Landscaping – No action required
- Item 7:** Other Reviews –Will address the other review comments

Fire Department Review:

- Item 1:** Will add notes to SP - 1.2
- Item 2:** Will add notes to SP - 1.2
- Item 3:** Will add notes to SP - 1.2
- Item 4:** Will dimension plan to indicate 20 width
- Item 5:** Will verify turning radius

DPS/Engineering Review

General:

- Item 1:** City file number #17-015 to be added to all plan sheet in lower right corner
- Item 2:** 10' of horizontal separation between all utilities will be note on plans

Sanitary Sewer

- Item1:** Not required now

Storm Sewer

- Item 1:** Soil boring will be provided by client
- Item 2:** Will verify and coordinate with engineering
- Item 3:** Will revise the overflow structure materials
- Item 4:** Will provide a storm sewer outlet for the neighboring parcel to the west. Have contacted PEA Engineering and have received a preliminary concept plan. Plan indicates a ten-year storm event storage on site and will coordinate their discharge onto the park as required by the consent judgement.

Sincerely,

NÚÑEZDESIGN, Inc

A handwritten signature in black ink, appearing to read 'R. Núñez', written over a horizontal line.

Ralph L. Núñez, RLA, CLARB, ASLA, GRP
President
Landscape Architect | Urban Designer