

## **COMMENT RESPONSE LETTER**

Traffic Circulation Layout Plan – C17D129\_TCL\_BP  
3801 Paseo Del Norte NE  
February 1, 2021

1. Provide narrative of project on the TCL, explaining its use for private purposes only.
  - a. Narrative has been added to plans, see sheet TCL-1.
2. The current cul-de-sac diameter does not meet current standards for a turnaround. Please see attached options which may result in the need to dedicate additional roadway easement area.
  - a. The cul-de-sac and roadway are existing. They are located in a private access easement benefiting 2 tracts of land. A copy of the original plat is also included for reference. No changes to the cul-de-sac is proposed. The driveway to the subject property is to be widened to 40 feet to accommodate the truck traffic. See sheet TCL-1 showing the truck turning templates into and out of the site.
3. Provide a turning template design which can demonstrate that the existing access width in the property is sufficient.
  - a. See sheet TCL-1 for turning motions into and out of 40-foot drive for site.
4. All properties are required to have sidewalk along the perimeter of the property per ordinance. In this case, you may submit a sidewalk waiver request for our records.
  - a. During the site planning process it was noted that there is no building proposed for this property. Werner did not want to encourage pedestrians to walk into the truck yard. We received site plan approval with providing a sidewalk along the frontage at Paseo Del Norte.
5. Identify whether this is a paved or gravel parking lot surface.
  - a. See Paving/Site Plan that was provided. The site will be concrete with concrete curbs. See sheet C3.0.
6. Identify any parking lot striping or parking bumpers with additional notes.
  - a. See Paving/Site Plan that was provided. See sheet C3.0.
7. Protect light poles in the center of the site with curb placement, and provide a curb detail. Curb should be 6" to 8" high.
  - a. See Paving Site plan sheet C2.0 provided that includes structural detail of the light base structure and how it will connect to light pole. The light pole base is 24" concrete.