

## **Planning Comments – 1210 Brighton**

### *General Comment/Questions*

- Please confirm that the facility will not include meeting space.
- The revised site plan should include distances to property lines.
- Please update all plans to depict current owner of the Denny's portion of the site

### *Transportation*

- Please note capacity of bike parking on plan.

### *Environmental Quality*

- Please consider preserving more of the mature maples, as well as the existing evergreen trees at the front of the site.
- Please confirm that the landscaping plan meets the understory planting requirement of 6 shrubs/45 LF of frontage (14-526(b)2b(i)(b)).
- The drainage plan shows corrugated metal pipes on city property to east which will take runoff from the parking area on the eastern side of the site. Please verify that these pipes are in sound condition.

### *Public Infrastructure*

- The existing utility easement, as described in the deed for the gas station site, refers only to 'sewer purposes.' Please confirm that other utilities are permitted within the easement area.
- Please forward capacity letters upon receipt.

### *Site Design Standards*

- Please provide lighting specifications and a photometric plan in the revised submittal.