

November 20, 2020  
Via FedEx Overnight & Email w/ Enc.

Township of Lawrence Engineering Department  
2207 Lawrence Road  
Lawrence Township, NJ 08648

Attn: Brenda Kraemer, PE

**RE: RPM Development, LLC  
Proposed Residential Development  
Block 2001, Lots 3, 60-66 & 68  
2495 Brunswick Pike (AKA Alt Route 1)  
Township of Lawrence  
Mercer County, NJ  
DEC# 1279-99-010  
Bulk Variance Application # ZB-3/19**

Dear Ms. Kraemer,

On behalf of the applicant, RPM Development, LLC, enclosed please find the following documents for review by the Township of Lawrence in anticipation of the December 16, 2020 Zoning Board of Adjustment Hearing for the above referenced project:

- Eighteen (18) full sized signed and sealed copies of the Preliminary and Final Site Plan, prepared by our office, dated April 15, 2020, last revised November 16, 2020;
- Eighteen (18) signed and sealed copies of the Stormwater Management, Groundwater Recharge and Water Quality Analysis, prepared by our office, dated April 2020, last revised November 2020; and
- One (1) USB flash drive containing the above referenced submission items.

The above information has been provided to address the comments received at the October 23, 2020 conference call with the Township of Lawrence Board Professionals. Please find a summary of the site plan modifications below:

- The duplexes have been shifted to the west to provide one (1) two-way driveway on the eastern portion of the site instead of two (2) separate one-way driveways.
- Buildings A and B have been shifted to the west to provide a two-way driveway to the east of the buildings to access parking stalls to the south of the buildings. This provides direct access from the site to the proposed 37 parking stalls; therefore, residents won't need to use the

existing shopping center driveway to access the same. The proposed ADA Ramp has been relocated between Buildings A and B.

- The parking stalls to the south of the building have been relocated to be immediately adjacent to Buildings A and B with a 24 FT drive aisle and a 15 FT landscaped “median” separating the parking area from the existing shopping center loading area. The proposed landscape buffer will provide screening from the neighboring shopping center.
- Three (3) existing utility poles have been relocated to the proposed median.
- There are a total of 102 parking stalls proposed, which equates to 1.4 parking spaces per unit.
- All site improvements have been made to allow circulation of the Lawrenceville Fire Company Tower Ladder truck with a 256” wheelbase with a 25-degree cramp angle.

The above information also has been provided to address the following correspondence:

- Township of Lawrence Shade Tree Advisory Committee Review Letter, prepared by David Bosted, dated August 24, 2020;
- Township of Lawrence Department of Public Safety Review Letter, prepared by Edward Tencza, dated August 31, 2020;
- Township of Lawrence Engineering Review Letter # ZB-3/19, SP-5/20, S-2/20, prepared by Brenda Kraemer, PE, dated August 31, 2020;
- Township of Lawrence Planning Review Letter # ZB-3/19, SP-5/20, S-2/20, prepared by Kendra Lelie, PP, AICP, LLA, Kyle + McManus Associates, dated September 1, 2020;
- Township of Lawrence Traffic Review Letter # SP-5/20 & S-2/20, prepared by James Kochenour, PE, Arora and Associates, PC, dated September 2, 2020; and

In order to facilitate the review, we have provided the following itemized response to the above referenced documents:

**Township of Lawrence Shade Tree Advisory Committee Review Letter, prepared by David Bosted, dated August 24, 2020**

1. The enclosed site plan drawings have been revised to replace an English Pyramidal Quercus Robur Oak with a pyramidal European beech tree.
2. The enclosed site plan drawings have been revised to provide spring-flowering Purple Gem and Chinoides Rhododendron throughout the site in place of junipers.
3. Information. No response required.

4. The enclosed site plan drawings have been revised to remove the existing overgrown vegetation at the corner of Texas Avenue and the existing shopping center driveway in order to improve clear sight distances.

**Township of Lawrence Department of Public Safety Review Letter, prepared by Edward Tencza, dated August 31, 2020**

1. The enclosed Vehicular Circulation Plan (Fire Truck) has been revised to depict a Lawrenceville Fire Company Tower Ladder with a 256" wheelbase with a 25-degree cramp angle.
2. Testimony will be provided at the December 16, 2020 Zoning Board of Adjustment Hearing regarding NFPA 13R fire sprinklers within the 3-story buildings.

**Township of Lawrence Engineering Review Letter # ZB-3/19, SP-5/20, S-2/20, prepared by Brenda Kraemer, PE, dated August 31, 2020**

Comments

**1.00 Detailed Report**

- 1.01 Testimony was provided at the September 16, 2020 Zoning Board of Adjustment Hearing regarding the proposed parking variance. The enclosed site plan drawings have been revised to improve the distribution of parking spaces onsite. In addition, 37 new parking spaces are proposed south of Buildings A and B for a total of 102 spaces, which equates to 1.46 spaces per unit. Vehicular access will be provided directly from the site via the two-way driveway to the east of Buildings A and B. Pedestrian access is provided via the proposed sidewalk between Buildings A and B.
  - a. The enclosed site plan drawings have been revised to improve the distribution of parking spaces onsite for Buildings B and C. In addition, 37 parking spaces are proposed immediately south of Buildings A and B. The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue.
  - b. The enclosed site plan drawings have been revised to provide the door for Building C on the north side of the building.
  - c. The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue.
  - d. The enclosed site plan drawings have been revised to provide two (2) electric vehicle parking spaces onsite in the parking aisle to the north of Building C.
  - e. The enclosed site plan drawings have been revised to provide bicycle racks in front of Building A as well as adjacent to Building C.
  - f. The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue.

- 1.02 The enclosed site plan drawings have been revised to provide a dog park and playground in the eastern portion of the property, as discussed during the September 16, 2020 Zoning Board Hearing.
- 1.03 The Department Public Works Review Letter, prepared by Fire Marshal Edward Tencza, dated August 31, 2020, does not make mention of fire lanes to be established within the proposed parking areas. Buildings A and B can be accessed from the northern and southern sides.
- 1.04 The refuse enclosure has been increased to 15' x 20'. The Applicant will provide additional testimony at the December 16, 2020 Zoning Board Hearing as necessary.
- 1.05 Testimony will be provided by the Architect at the December 16, 2020 Zoning Board of Adjustment Hearing regarding elevator service within the multi-story buildings.
- 1.06 Buildings A, B & C will provide a separate mailroom in each building for mail deliveries. The enclosed site plan drawings have been revised to provide a freestanding mailbox to serve the duplex buildings.
- 1.07 The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue. The existing sidewalk within the right-of-way will be maintained.
- 1.08 The Applicant will complete the road restoration, consisting of the full width milling on the opposite side of Texas Avenue, associated with the trenches required for sanitary sewer, water and gas connections to the proposed development. The enclosed site plan drawings have been revised to depict the limit of road restoration.

## **2.00 Stormwater Management**

- 2.01 The Applicant will perform additional soils testing in order to provide further documentation that groundwater recharge design is not necessary for the proposed development.
- 2.02 The Applicant will provide adequate notice to the Township of Lawrence at the time the additional soils testing is to be completed.
- 2.03 The enclosed site plan drawings have been revised to provide roof leader systems for the proposed duplexes and multi-family buildings. The roof leaders are proposed to be connected to the underground stormwater conveyance system.
- 2.04 The existing 30" RCP located on the northwestern portion of the property is proposed to be re-routed to a proposed stormwater conveyance system north of the proposed duplexes. The stormwater runoff from the existing 30" RCP will be ultimately tributary to the existing man-made drainage ditch located on the eastern portion of the property, similar to existing conditions. In order to be conservative, the proposed outlet protection design has been prepared assuming the maximum peak flow rate of stormwater runoff from the 30" RCP while flowing full. The enclosed site plan drawings have been revised to replace the proposed scour hole with a rip-rap apron.

- 2.05 Per the NJDEP Flood Hazard Area Verification Approval, dated November 7, 2018 as file no. 1107-05-0007.2 FHA180001, the flood hazard area design flood elevation ranges from elevation 58.05 to 59.00 on the subject parcel. The proposed detention basin is located above the Flood Hazard Design Flood Elevation and therefore there would be no backwater impacts.
- 2.06 A Low Impact Development Checklist was previously submitted outlining the non-structural stormwater management strategies that have been incorporated into the proposed development.
- 2.07 The enclosed site plan drawings have been revised to provide pipe profiles for the proposed stormwater conveyance system.

### **3.00 Grading**

- 3.01 The Applicant requests a design waiver from Section 522.D.1.d of the Lawrence Township Land Use Ordinance, which states grading in lawn areas shall not exceed a maximum slope of 5:1 on residential properties. The maximum proposed slope is 3H:1V.
- 3.02 The enclosed site plan drawings have been revised to provide depressed curb and handicap ramps for the Texas Avenue sidewalk at intersections with the drive aisles. High intensity crosswalks have been provided.

### **4.00 Site Improvements**

- 4.01 The enclosed site plan drawings have been revised to provide a 10-foot wide easement over the centerline of the relocated water line for the Lawrence Shopping Center.
- 4.02 The enclosed site plan drawings have been revised to remove the proposed on-street parking spaces and sidewalk along Texas Avenue. In addition, the existing sidewalk along Texas Avenue will remain, therefore, the proposed sanitary sewer piping and cleanouts will be located within the lawn area.
- 4.03 The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue.
- 4.04 Information. No response required.
- 4.05 The Applicant will coordinate with Public Service Electric & Gas to obtain approval for development within the gas easement.
- 4.06 Per a site visit completed by Dynamic Survey, LLC, on May 3, 2019, there are no overhead wires located near the proposed exit driveway along Texas Avenue.

### **5.00 Miscellaneous**

- 5.01 The enclosed site plan drawings have been revised to remove the Soil Erosion and Sediment Control Plan and Details from the site plan set. The Applicant will procure a separate permit from the Lawrence Township Engineering Department prior to construction.
- 5.02 The Applicant will submit bonding and inspection fees as a condition of approval.
- 5.03 The enclosed site plan drawings have been revised to provide a detail for the proposed fence on top of the retaining walls.
- 5.04 The enclosed site plan drawings have been revised to note the new lot numbers, Lot 2.01 (Lot A) and Lot 2.02 (Lot B). A note has been provided stating, 'monuments shall be provided at all lot corners except within the stream.'
- 5.05 The Subdivision Plan will be revised to provide the location of the required easements as a condition of approval.
- 5.06 Additional Agency Approvals
  - a. New Jersey Department of Environmental Protection – Pending
  - b. Delaware & Raritan Canal Commission – Pending
  - c. Mercer County Planning Board – Pending
  - d. Ewing-Lawrence Sewerage Authority – Pending
  - e. Trenton Water Works – Pending
  - f. Lawrence Township Soil Disturbance – Pending

**Township of Lawrence Planning Review Letter # ZB-3/19, SP-5/20, S-2/20, prepared by Kendra Lelie, PP, AICP, LLA, Kyle + McManus Associates, dated September 1, 2020**

**1.0 Project and Site Description**

Information. No response required.

**2.0 Surrounding Area**

Information. No response required.

**3.0 Master Plan, Zoning and Compliance**

3.1 Information. No response required.

3.2 'd' Variances

a. Information. No response required.

b. Information. No response required.

c. Information. No response required.

- 3.3 The enclosed site plan drawings have been revised to provide the required bulk requirements as compared to the proposed conditions for Lot 2.01. The site plan drawings have also been revised to depict the required 40-foot side yard setback line within the R-4 Zone.

#### **4.0 Site Plan Comments**

- 4.1 a. The enclosed Demolition Plan has been revised to include the diameter of trees to be removed.

b. The enclosed site plan drawings have been revised to provide the tree replacement density calculation pursuant to Section 541.F.8 of the Township of Lawrence Ordinance.

- 4.2 a. The enclosed site plan drawings have been revised to provide 37 parking spaces immediately south of Buildings A and B with a 24 FT drive aisle and a 14.5 FT landscaped “median” separating the parking area from the existing shopping center loading area and remove the on-street parking spaces located on Texas Avenue. Sidewalks and ramps have been provided in order to ensure adequate pedestrian circulation from the parking area to Buildings A and B. Additionally, concrete sidewalk along the shopping center building, a crosswalk and pedestrian crossing signs are proposed to provide access from the development to the shopping center.

b. There are proposed parking stalls within 25 feet from the property line. Therefore, a variance is required.

c. The Applicant requests a design waiver from the Township of Lawrence Ordinance Section 530.I.1, which states accessible parking spaces shall be located within 100 feet of the residential entrances. A majority of the duplex dwelling units are within 100 feet of the accessible parking spaces.

d. The enclosed site plan drawings have been revised to eliminate dead end parking and provide continuous vehicular circulation throughout the site. Testimony will be provided at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the assignment of parking spaces.

e. The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue, thereby removing the obstructions from the clear sight triangle for the egress driveway.

f. The Applicant formally requests a variance from the Township of Lawrence Ordinance Section 420.F.6, which states where appropriate, agreements providing for cross access for pedestrians and vehicles between adjacent lots or tracts shall be provided to reduce the amount of traffic on adjacent roads. Per the request of the Township, the southernmost drive aisle will have a gate preventing vehicles from accessing the shopping center, and this will be used by emergency vehicles only.

g. Pedestrian Circulation

1. The enclosed site plan drawings have been revised to provide parking spaces immediately adjacent to Buildings A and B and remove the on-street parking spaces located on Texas Avenue. Sidewalks and ramps have been provided in order to ensure adequate pedestrian circulation from the parking stalls immediately south of Buildings A and B. Additionally, concrete sidewalk along the shopping center building, a crosswalk and pedestrian crossing signs are proposed to provide access from the development to the shopping center.
2. The enclosed site plan drawings have been revised to provide concrete sidewalk for access to the side entrances of the duplex units.

#### **4.3 Buffer and Plantings**

a. The enclosed site plan drawings have been revised to provide foundation plantings at the rear of Buildings A and B as well as tall evergreen trees within the landscape median. Due to the 10-foot gas easement and the slope, there is not sufficient space to meet the required buffer area or density requirement for large or medium trees, ornamental trees, evergreen trees and shrubs. Therefore, the Applicant formally requests a design waiver from Section 525.H.2 of the Township of Livingston Ordinance.

##### **b. Parking Lot Plantings**

1. The enclosed site plan drawings have been revised to provide landscape islands a minimum of eight (8) feet in width at the end of all proposed parking aisles.
2. The enclosed site plan drawings have been revised to provide additional shade trees and shrubs throughout the parking area. However, due to the location of the underground detention basin and additional utilities, the landscaping density requirement for landscape islands cannot be met. Therefore, the Applicant formally requests a design waiver from Section 525.L.2 of the Township of Livingston Ordinance.

c. The enclosed site plan drawings have been revised to replace the cherry trees and Columnar Red Maples along Texas Avenue with Autumn Purple Ash and October Glory Red Maple trees, which are listed on Table 5.6 (Recommended Large Street Trees).

##### **d. Stormwater Management Basin**

1. The enclosed site plan drawings have been revised to provide a note stating the proposed flood storage area is to be planted with a wet meadow seed mix. In addition, notes for permanent vegetative seeding have been provided within the construction details.
2. The enclosed site plan drawings have been revised to provide additional deciduous, evergreen and ornamental trees along Texas Avenue and the perimeter area of the proposed flood storage area. However, due to previous comments regarding the requirement of large, robust street trees, there is not enough space to provide shade



trees at a rate of 60/1000 lineal feet along the perimeter of the proposed flood storage area. Therefore, the Applicant formally requests a design waiver from Section 525.J.1.e of the Township of Livingston Ordinance.

e. General Comments

1. The enclosed site plan drawings have been revised to include a note stating 'All Red Maple (*Acer rubrum*) species shall be locally sourced.'
2. The enclosed site plan drawings have been revised to provide sizing of plantings in accordance with the Township of Lawrence Ordinance.
3. The enclosed site plan drawings have been revised to replace *Spirea japonica* with *Hibiscus syriacus* 'Aphrodite' (Pink Rose of Sharon).
4. The enclosed site plan drawings have been revised to replace the deciduous shrubs in this location with evergreen shrubs, specifically Skyrocket Juniper and Rocky Mountain Juniper.

**4.4 Lighting**

- a. The enclosed site plan drawings have been revised to provide street lighting along Texas Avenue, which provides sufficient lighting at the entrances for the duplex units. Testimony will be provided at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the lighting at the entrances for the duplex buildings.
- b. The enclosed site plan drawings have been revised to provide concrete sidewalk for access to the side entryways for the duplex buildings. The proposed A-4 area lights have been removed from this area. Building mounted lights are provided instead.
- c. The enclosed site plan drawings have been revised to update the lighting luminaire schedule to depict the use of the PCAD Series area light and model numbers.

**4.5 Building Design**

- a. Information. No response required.
- b. The enclosed site plan drawings have been revised to remove the requested design waiver for Section 531.A.2 of the Township of Lawrence Ordinance.
- c. The Applicant formally requests a design waiver from Section 531.A.4 of the Township of Lawrence Ordinance, which states that each apartment unit above the ground floor shall have a balcony or terrace of at least 60 square feet.
- d. The Applicant formally requests a design waiver from Section 531.A.5 of the Township of Lawrence Ordinance, which states a minimum of 150 square feet of storage is required for each apartment unit.

e. The Applicant formally requests a design waiver from Section 531.A.8 of the Township of Lawrence Ordinance, which states access to apartment units should not require a vertical ascent over two stories.

f. The enclosed site plan drawings have been revised to provide the locations of all utilities and utility meters for the proposed duplexes and multifamily apartment buildings. The Applicant formally requests a design waiver from Section 531.A.12 of the Township of Lawrence Ordinance, which states all exterior equipment shall be screened.

#### **4.6 General Site Layout Comments**

a. The enclosed site plan drawings have been revised to provide a playground and dog park area on the eastern portion of the subject parcel. Additional indoor recreational areas will be provided within Building A.

b. A completed retaining wall design will be provided upon a favorable decision from the Board. The Applicant is amenable to providing a type, color and material of retaining wall that blends into the landscape. The enclosed site plan drawings have been revised to provide wet tolerant, evergreen plantings adjacent to the two-way driveway where a retaining wall was previously proposed.

c. The enclosed site plan drawings have been revised to provide a masonry trash enclosure with an opaque board-on-board gate. The board-on-board gate and masonry trash enclosure are proposed to be painted to match the color of the buildings.

d. Buildings A, B & C will provide a separate mailroom in each building for mail deliveries. The enclosed site plan drawings have been revised to provide mailboxes to serve the duplex buildings.

#### **4.7 Affordable Housing Regulations**

a. Testimony will be provided at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the bedroom distribution of the proposed multifamily apartment buildings and duplexes.

b. Revised architectural plans will be submitted under a separate cover. Testimony will be provided at the December 16, 2020 Zoning Board of Adjustment Hearing regarding conformance with the required income distribution.

c. The Applicant and/or Attorney will provide testimony at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the deed restrictions and length of controls.

d. The project Attorney will provide testimony at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the compliance of plans with COAH's rules pertaining to accessibility/adaptability.

e. The project Attorney will provide testimony at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the administrative agent per UHAC.

f. The project Attorney will provide testimony at the December 16, 2020 Zoning Board of Adjustment Hearing regarding the affirmative marketing program for the affordable units.

g. The project Attorney will provide testimony at the December 16, 2020 Zoning Board of Adjustment Hearing regarding veteran's preference for affordable units.

h. Information. No response required.

**5.0 Variance Considerations – “d” Variances**

5.1 Information. No response required.

5.2 Information. No response required.

5.3 Information. No response required.

**6.0 Variance Considerations – Dimensional “c” Variances**

6.1 Information. No response required.

6.2 Information. No response required.

6.3 Information. No response required.

**7.0 Variance Considerations – Dimensional “c” Variances**

a. Information. No response required.

b. Information. No response required.

**Township of Lawrence Traffic Review Letter # SP-5/20 & S-2/20, prepared by James Kochenour, PE, Arora and Associates, PC, dated September 2, 2020**

**Traffic Impact and Parking Assessment**

1. Information. No response required.
2. The project proposes 70 units on a parcel of land approximately 4.30 acres in size. This equates to 16.28 units per acre and consequently is considered a high-intensity development since the density is greater than 8 units per acre.
3. As testified to at the September 16, 2020 Zoning Board Meeting, it is anticipated that the additional vehicle every 2-3 minutes during the busiest hour of the site will not have any perceptible impact to the intersections of Texas Avenue with either Princeton Pike or Route 1. Nor would either intersection meet the criteria for analysis as set forth by the Institute of Transportation Engineers and the NJDOT. However, since there were questions raised by the Board's professionals and the public at the Meeting, traffic counts and analyses have been

conducted at the intersection of Route 1 and Texas Avenue. The methodology and results of those analyses are contained in the Supplemental Traffic Analysis, which is enclosed.

4. The proposed site is located within Census Tract 32.02 of Lawrence Township. The tract is generally bounded by the Shabakunk Creek to the south, the Assumpink Creek to the east, Route 295 to the north and Princeton Pike/Route 206 to the west. Based upon the US Census Bureau's most current data, for Census Tract 32.02 the Tenure By Vehicles Available (TableID: B25044) for renter occupied units is as follows:

# of vehicles	Housing Units
0	75
1	428
2	60
3	32
4	0
5	0

This equates to an existing vehicle ownership of 1.08 vehicles per unit for the census tract that the project is located within.

5. The RSIS parking requirements are based upon suburban, market-rate residential developments, with minimal access to mass transit. The NJ DCA acknowledges this directly within the RSIS Section 5:21-4-14(c) which states: *“Alternative parking standards to those shown in Table 4.4 shall be accepted if the applicant demonstrates these standards better reflect local conditions. Factors affecting minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.”* As detailed within the submitted Traffic Assessment, the proposed development meets every one of the criteria above for applying an alternative parking standard.
  - a. The household characteristics of Census Tract 32.02 identify vehicle ownership of 1.08 vehicles per unit. Further, the rate of vehicle ownership within affordable housing developments is lower than that of market rate developments.
  - b. The proposed site has direct access to mass transit along the site frontage.
  - c. The location of the site is not a typical suburban subdivision and is within the Metropolitan Planning Area on the NJ State Planning Commission Policy Map.
  - d. The site will provide off-site parking spaces within the adjacent shopping center.

Consequently, it is our opinion that the parking rates within Table 4.4 of the RSIS are not directly applicable to the proposed development. As documented within the Supplemental Traffic Analysis, a parking demand ratio of 1.38 can be expected for fully affordable residential developments with minimal access to mass transit. Given the fact that there is a bus stop along the site frontage, the parking demand for this project can be anticipated to be even lower than that. Because the project will now provide a parking supply of 1.46 spaces per unit, it is our opinion that the provided parking will be sufficient to accommodate the demand of the project.

6. A Supplemental Traffic Analysis has been prepared documenting the impact of the site generated traffic to the adjacent intersections along Texas Avenue. We continue to contend that the addition of 13-17 peak hour trips will have no impact to the operation of Texas Avenue & Princeton Pike.

### Site Plan

1. The enclosed site plan drawings have been revised to provide a total of 102 parking spaces, which equates to 1.46 parking spaces per unit. Please refer to the previously submitted Supplemental Traffic Analysis for an analysis of the parking demand.
2. The enclosed site plan drawings have been revised to remove the proposed on-street parking along Texas Avenue.
3. All proposed parking stalls are located within proposed Lot 2.02, therefore a variance is not required.
4. The enclosed site plan drawings have been revised to eliminate dead end parking and provide continuous vehicular circulation throughout the site.
5. The reconfiguration of the site plan and addition of the parking spaces on the adjacent shopping center lot will allow the plan to conform to Code Section 530 I.1.
6. An additional 37 parking spaces are provided immediately adjacent to the south of Buildings A and B, which are separated from the shopping center loading area by a landscape island. Striping, sidewalk, lights sidewalks have been provided. Vehicle Circulation Plans have been included in the site plan drawings to illustrate there is no conflict between residential and shopping center traffic.
7. The enclosed site plan drawings have been revised to provide a driveway sight triangle along Texas Avenue based upon a design speed of 40 mph.
8. The enclosed site plan drawings have been revised to provide end islands at a minimum of 8 feet in width.
9. The enclosed site plan drawings have been revised to provide sight triangles on the Landscape Plan as well as provide a note stating that all trees within the sight triangle are to be limbed to a minimum height of 10 feet and ground vegetation is to be kept pruned to a height not exceeding 30”.
10. The enclosed site pan drawings have been revised to provide street lighting at the ingress and egress driveways.
11. Sidewalks will connect to the proposed parking on the shopping center lot and additional sidewalks will be provided to connect the residential development to the shopping center.
12. The enclosed site plan drawings have been revised to provide the MUTCD designations for all proposed signage onsite. One-way driveways have been eliminated.
13. The enclosed site plan drawings have been revised to modify the location of the stop bar along the egress driveway to allow a clear pedestrian path as well as provide a crosswalk at the driveway along Texas Avenue.


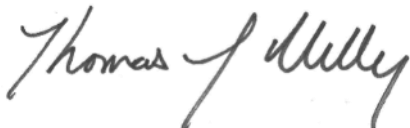
14. The enclosed site plan drawings have been revised to provide dimensions for all handicap-accessible parking. The van-accessible parking space has been modified to be located to the left of the accessible aisle.
15.
  - a. The enclosed site plan drawings provide construction details for the stop bar and 'do not enter' striping proposed on ingress and egress driveways.
  - b. The enclosed site plan drawings have been revised to provide MUTCD signage details for the proposed signage onsite.
  - c. The enclosed site plan drawings have been revised to provide a note stating that all signs are to be mounted on breakaway posts.
  - d. The enclosed site plan drawings have been revised to show the ADA signs in the sidewalk area.
  - e. The enclosed site plan drawings have been revised to designate the Van-Accessible Plaque as R7-8P and shown with a size of 18"x9". In addition, the R7-8P designation was removed from the Penalty Sign.
16.
  - a. The enclosed Vehicle Circulation Plans have been revised to remove the encroachments of the vehicle overhangs upon the sidewalk and parking spaces.
  - b. The enclosed Vehicle Circulation Plans have been revised to remove the encroachments of the vehicle overhangs upon the sidewalk and parking spaces.
  - c. The enclosed site plan drawings have been revised to eliminate dead end parking and provide continuous vehicular circulation throughout the site.
17. The enclosed site plan drawings have been revised to provide striping at the intersection of the two parking/circulation aisles in order to provide increased direction and well-defined travel paths.
18. Information. No response required.

We request that you please review the enclosed information in preparation for the Zoning Board of Adjustment Hearing on December 16, 2020 for the above referenced project.

Should you have any questions, comments, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**DYNAMIC ENGINEERING CONSULTANTS, PC**



Thomas J. Muller, PE, PP

Luiza P. Guazzelli

Enclosures

cc: Kevin Kavanaugh (w/ Enc. Via Email)  
Justin Taylor (w/ Enc. Via Email)  
Ryan Kennedy (w/ Enc. Via Email)  
Charles Latini (w/ Enc. Via Email)  
Anthony D'Agosta (w/ Enc. Via Email)