

TTCDA DESIGN GUIDELINES
Review Comments and Suggested Changes
3/11/2010

Section 1.3

Comment was submitted suggesting a definition for finished grade. It should be noted that the term average natural grade is also included for properties that are inside a hillside and slope protection area. (See Section 1.12.2)

Recommendation:

Add the following definitions:

Average Natural Grade – The average existing grade elevation of the location of the proposed structure or building (prior to any grading, or construction), calculated around the proposed perimeter of the building or structure at or directly below its outermost exterior walls (nor including uncovered decks, stairs and similar structures).

Finished Grade – The elevation of the manufactured grade of that portion of the lot covered by the structure following completion of an approved grading operation.

Section 1.7.7

Comment recommended that a stall size be given for compact cars.

Recommendation:

Add the minimum size of a compact car space shall be 8 ft. by 16 ft.

Section 1.12.1 (B)

Comment suggested that Section 1.12.1 (B) contradicts Section 1.12.1 (A) in that retaining walls are a good way to reduce the amount of land disturbance. The question is: Is the requirement as written too restrictive?

Recommendation:

Add the following sentence to Section 1.12.2 (B):

An alternative retaining wall design may be approved, if it is consistent with city or county engineering requirements and such that the amount of land disturbance shall not exceed the maximum allowed under 1.12.4

Section 2.1.3 and 2.5.1

Comments were received that suggested (1) removal of the phrase “flat roofs should be discouraged” and (2) clarification of the meaning regarding the screening of mechanical equipment from public view.

Recommendation:

The reference that flat roofs should be discouraged has been removed. Flat roofs are a design option that, in certain circumstances, may be the most effective way to screen roof top mechanical equipment, with an appropriate screening device.

The reference regarding the screening of units from public view should not be changed as the intent of the requirement is clear. Roof top units should be screened from public view.

Section 2.2.2

Comment suggested that architectural metal panels are an appropriate as a material of choice and should be added to this section.

Recommendation:

Add architectural metal panels as a material of choice under 2.2.2