

To: Brad Sedgewick
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 5/13/2013
Re: AA Storage Expansion

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Please add a note in the data table about the non expansion of a nonconforming use as explained in the email from last week on C1 for the final set.
- If a county erosion control permit is required, a tree preservation/removal permit is required. There is no fee, just the application.
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Landscape Plan to Include:

- For expansions to existing principal structures or uses, the following table shall be utilized in calculating the landscaping upgrade required for the previously developed portions of the site (up to the maximum landscaping requirements of this article).

Expansion	Trees	Street yard	Interior Landscaping	Buffer yard
10--25% increase in gross floor area or vehicular use area or 5--20 new parking spaces whichever is more restrictive.	15 per disturbed acre (no issue)	1/2 the required for new construction RB multiplier is 12.5 (see below)	4 percent (Not required)	Fence or 1/2 the width of the required buffer for new construction (see below)

- Show the required streetyard for the entire frontage of Vision Dr for the side being expanded. Show the required and provided streetyard.
- Bufferyard: What are the existing conditions next to the residential zoning, is in planted opaque now? May need to address and or provide photos of existing.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.
 - May need to update to table form once the entire vision drive is calculated. We can discuss further at TRC.