

To: Shane Lippard
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 11/25/2013
Re: Holiday Inn Express Grace St PLN

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:

- CFPUA detail sheets are not to be included in the final set.
- Sec. 18-60 (c) (4): Show title block with name of development:
 - Plan title must change to distinguish from other holiday inns in town. How about “Holiday Inn Express on Grace”
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building (required and proposed)
 - Be sure to add to the layer instead of the hand printed version to the data table
 - Calculations for building lot coverage
 - Be sure to add to the layer instead of the hand printed version to the data table
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
 - Add landscaping around dumpster pad.
 - Add a dumpster detail for gate and fence.
 - Per CBD: All trash-handling and related equipment, and all areas for holding materials for recycling, shall be completely enclosed and screened with an opaque fence or wall. The enclosure shall be at least one (1) foot taller than the highest point of the trash receptacle. Chain link and exposed concrete blocks are prohibited.
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, wetland disturbance permits, city storm water, tree protection permits, etc.

CBD Comments:

- Show height of the retaining wall blocking the view of the surface parking lot.

- *Underground utilities.* All new utilities shall be installed underground, except where such placement is prohibited or deemed impractical by the utility provider. Underground terminal facilities for street lighting along all public streets abutting the subject site shall be installed by the developer.
 - Add note.
- *Massing and scale.* Large expanses of flat, unadorned walls are prohibited. Facades shall incorporate architectural details, particularly at the pedestrian level. Building facades shall incorporate periodic transitions across the facade as stated below. The following design element standards shall apply to all new construction where applicable:
 - Building facades shall be divided into distinct massing elements utilizing methods including but not limited to facade offsets, pilasters, change in materials, or fenestration (window arrangement). Transitions shall be no further apart than two-thirds of the height of the facade. The predominant orientation of fenestration within the facade shall be vertical.
 - Concern about the back of building. Possible to vertically change color to break up the façade? Let's discuss at TRC.
- *Street-level facades.* New buildings shall front onto public sidewalks to reinforce pedestrian activity along public streets and pedestrian ways. A street-level facade that faces a public street, riverwalk, or sidewalk **shall be predominately glazed** by incorporating windows or doors of clear or lightly tinted glass that allow views into and out of the building. Darkly tinted windows or window signs (interior or exterior) that block two-way visibility are prohibited along street-level facades; however, spandrel or colored glass may be used in the transom area above the door header. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way.
 - Show glazing percentage greater than 50 percent for façade located on Grace Street.
- *Additional treatments.* HVAC equipment, air conditioning window units, and other electrical equipment shall not be located on street frontages. All such equipment shall be placed in the interior yards or on the roof of the building and screened from the right-of-way. Through-wall mechanical units are permitted on any facade if they are incorporated into the design of the building, flush with the facade on which they are located, concealed by a vent cover and have an internal drip system for condensation. Utility meters, transformers and fixed trash disposal receptacles that cannot be concealed from the public right of way shall be screened with an opaque fence or wall.
 - Show air conditioning vents are painted to match the color of the façade.