

**To:** Joe Boyd, Withers Ravenel  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 6/1/2018  
**Re:** Needham Animal Hospital Expansion

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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.

Use may require conditional district amendment per email conversations.

Site Plan Comments:

- Add to Site Data Table:
  - Zoning: Please update the zoning to indicate O&I-1(CD -5-1107-M409-M1217)
  - Setbacks of Building (be sure to indicate both required and proposed)
  - Calculations for building lot coverage and percent (building area(s)/total project area)
  - Specify 2 buildings
  - Add both building heights
  - Number of stories and square feet per floor
  - Please ensure electronic version has CAMA LU classification and parking minimum added
- Parking
  - Add parking calculations for the kennel use (1 per 250 SF maximum (23) and 1 per 400 SF minimum(15) )
  - Parking provided meets standards, just only use the calculation for the kennel and note the previously approved veterinary clinic parking spaces
  - Provide bicycle parking calculation (existing and proposed)
- Show parking lot crossing for pedestrians leaving new building to get to public sidewalk
- Indicate the height of the proposed wall& fence (18-554 Fence wall and screen details)
  - Side or rear yard maximum height is 8'
- Show a site inventory consistent with 18-136 (update C1.0 with applicable notes)
- 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

Landscaping plans shall be submitted before or at the time of application for the building permit for all development projects. These plans shall contain the following information.

- Street Yard
  - Please show your street yard calculations. The calculation seems to be: 299.34' property frontage (used C2.0 and assumed 2 24' driveways) times multiplier of 18 for O&I district = 5,388.12 SF of street yard required. Submitted 3,444 SF street yard area is not the area required.
  - 9 trees and 54 shrubs required, provided 57 shrubs and only 7 trees. Please provide 2 more
  - Minimum street yard width is 9' unless the parcel was divided prior to May 15, 2001 then it may be reduced to ½ (4.5 feet) per 18-477 (f). Please show this width for the street yard unless Patriot Way is considered the primary street yard. May warrant further discussion.
  - Are the 2 trees to the west of the western driveway existing?
- Low Buffer
  - Required at 3' in height, 5' in width. Please provide details in plant schedule for these shrubs, can be included in the street yard where the street yard is greater than 15' wide. Existing may be sufficient.
- Provide calculation for 15 trees per disturbed acre for the site. Likely have credit for existing.
- Interior Area Landscaping
  - Provide areas of landscape islands and the percent for pedestrian walkways (on the 2 islands with sidewalks) Only 15% of landscape island can be covered with pedestrian walkways.
  - Can the tree on the east side of the western driveway remain? Each landscape island requires a tree and 1 will need to be planted there.
- Show tree protection for existing vegetation to remain.
- Tree removal permit indicates no trees are to be removed, there are 2 shown on L1.0 for removal. Please clarify.