

To: Phil Tripp, Tripp Engineering, P.C.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 12/4/2017
Re: Custom Home Furniture Addition

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.

- The request is for over the allowable lot coverage. In the CB district allowable is 30% for building lot coverage (existing is 42% requesting 43% lot coverage)
- Lot Coverage defined: *That portion of a lot occupied by a structure, either at ground level or the equivalent thereto when a structure is elevated on pilings.*
- In order to go beyond the 30% allowable lot coverage for the district, exceptional design could be utilized 18-174(e)
- Exceptional design applies up to a max impervious area of 75% as submitted the project is 80.2%)

Site Plan Comments:

- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - The proposed setbacks submitted are for the entire property (all buildings), please add another line for the side setback for the proposed addition
- Parking
 - Label each use and square footage on the buildings for parking calculation. What is the proposed use of the addition?
 - Only located 68 spaces, please clarify existing and proposed parking locations
 - For proposed parking areas:
 - 18-481 interior area landscaping applicable (all single plangent islands measuring 215 SF) and spaces within 120 feet from a planting island
 - Perimeter landscaping required (18-482) 10 feet between any side of a parking lot abutting a separate parking lot. Please show measurement from proposed parking area to adjacent parking

- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street.
- A tree preservation/removal permit is required
- 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.