

To: Rob Balland, Paramounte Engineering, Inc.
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 2/20/2018
Re: Roland Grise Middle School Renovations

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:

- Sec. 18-60 (c) (4): Show title block with name of owner.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Correct required setback. The side setback minimum requirement is 20 ft. adjacent to single-family residential zoning.
 - Two of the exiting modular units are not accounted for in the site data table. Also, please verify the correct square footage for the existing Building D. The site data table and site plan show different calculations.
 - Verify the provided calculations for building lot coverage
 - What is the building height of all structures? The site data table provides the maximum allowed per the zoning district. Also note, that any height above 20 feet, adjacent to single-family residential requires additional setbacks on a 1:1 ratio.
 - Number of stories and square feet per floor
 - Total amount and percent of impervious surface areas
 - Off street parking calculations. How many staff work here? Primary schools parking is based on 1 space/teacher and staff person. The provided calculations are based on classrooms, administrative offices and ten more added). The maximum allowed is 150% of the required spaces.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Verify, is the chain link fencing existing?
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - a. The total land area of the site, and the total floor area and ground coverage of each proposed building and structure.
 - b. Method for handling solid waste disposal.

- c. Timeline for the temporary modular units. If no timeline is provided the temporary structures will be calculated in the addition square footage and impact landscaping requirements per Table III in Section 18-510.
- 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.
- 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.

Landscape Plan to Include:

- Landscaping requirements will be determined once the timeline for temporary structures is identified and the square footage of all structures, new and existing are provided. The requirements will be established through Table III in Section 18-510.

O&I-1 District Requirements:

- Elevations are needed for the proposed modular units to ensure compliance with Sec. 18-190(f)(3).
- Trash receptacles and mechanical equipment must be screened from public view by an opaque fence per Sec. 18-190(f)(4).
- Exterior lighting must be installed so as not to shine onto adjacent residentially used or zoned property per Sec. 18-190(f)(5).