

**To:** Rob Balland, Paramounte Engineering, Inc.

**From:** Nicole Smith, Associate Planner; 910-341-1611

**CC:** File;

**Date:** 3/26/2018

**Re:** Roland Grise Middle School Renovations

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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.

Site Plan Comments:

- 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.
  - 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, specifically Buildings A and B.
  - Total percent of impervious surface areas
- Sec. 18-60 (c) (10): Show Location and dimension of loading and unloading facilities,
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
  - a. Method for handling solid waste disposal. Plan note refers to an architectural plan. Please provide this plan to ensure compliance.
  - b. 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. Please add a note to the plan.
- 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.

Landscape Plan to Include:

- Add note to Landscape Plan stating that prior to any clearing, grading, or construction activity, tree protection fencing shall be installed around protected trees or groves of trees. Also, that no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.

- Please provide details of the existing landscape data to ensure compliance with Table III, Sec. 18-510.
- Add adjacent zoning district data to the Landscape Plan.
- Clearly identify protected trees to be retained and those proposed for removal on the Landscape Plan.
- Please add calculations for landscape compliance.
- Show additional cover and shrubbery proposed for landscape islands.

O&I-1 District Requirements:

- Elevations are needed for the proposed modular units to ensure compliance with Sec. 18-190(f)(3). Please provide the height and materials for the proposed units.
- Exterior lighting must be installed so as not to shine onto adjacent residentially used or zoned property per Sec. 18-190(f)(5). Please add note to the plan.