

To: Frank Braxton, Coastal Land Design, PLLC.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 10/27/2017
Re: Tidewater Brewing Company.

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:

- Clarify ownership. NHC Tax Records list Osprey Lands LLC. as current property owner.
- In the site data table indicate the existing setbacks rather than NA for proposed setbacks
- The property boundaries shown on the submittal are different from the GIS mapping for the southeast portion of the boundary nearest Family Dollar. Is the boundary survey by Murphy Geomatics recorded? (Sec. 18-60 (c) (7))
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Show the calculations for building lot coverage
 - Number of units
 - Number of buildings
 - Building height (add specific number)
 - Building Stories
 - Square feet per floor
- The existing gravel parking lot must meet parking standards if it is to be used for parking purposes (Sec. 18-60 (c) (10))
- Demonstrate vehicular movement the food truck parking area (Sec. 18-60 (c) (10)):
- Based on the square footage of the structure 1 loading space is required show on site plan
- Will the existing driveway be reduced in width on Princess Streets which currently services the bays?
- 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.

UMX District Requirements (18-204)

- Provide screening for utilities and equipment (18-204(4))
 - *Utility and equipment screening:* HVAC equipment, air conditioning window units, and other electrical equipment, and fire escapes shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or inset into the roof pitch, or behind a parapet wall in the case of a flat

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 located out of sight shall be screened from the public right-of-way by plantings or opaque fencing. The technical review committee may approve alternations to these standards, if necessary.

- Provide lighting plan(18-204(5))
 - *Site lighting:* All site lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties, shall minimize off-site backlighting glare, and up-lighting. Light posts shall be no taller than twelve (12) feet.(6) *Parking and driveway requirements:*
- Bicycle Parking: 9 are required (1 per 1,000 gfa, 8,857 gfa= 8.8 spaces, rounds to 9, only 8 shown (18-9 rounding)
- Demonstrate compliance with surface parking standards if the gravel lot is a parking lot
 - Surface parking lots visible from the public right-of-way shall be screened by permanent walls, shrubbery or hedges at least three (3) feet in height. If hedges or shrubbery are used, they shall be at three (3) feet in height at the time of planting and shall be maintained at three (3) to five (5) feet in height at all times.
 - Driveway and parking lot design shall be consistent with an urban form and may be exempt from the requirements of the Technical Standards and Specifications Manual, as approved by the technical review committee.
- Street trees required for the project. Please add to site plan to ensure 1 tree every 30 feet
- Provide detail for the cart bins, will they be located inside the structure?
 - *Trash containment screening.* All developments within the UMX are exempt from section 18-504 of this chapter and are subject to the following screening requirements:
 1. Trash containment areas shall be located within a building where possible.
 2. If trash containment, including areas for holding recycling, cannot be accommodated within a building, it shall be placed on the rear or side of the building and shall be completely enclosed and screened from view of public rights-of-way with an opaque fence or wall and/or plant materials, as approved by the technical review committee. 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.
- *Fences and walls.* Open wire fencing, including chain link, hurricane fencing, and barbed wire, is prohibited. Within front yards, fence heights may not exceed four (4) feet.

Brewery Conditions in UMX (18-325(d))

- Add silo height to the plan

Site Inventory Map/ Tree Survey

Please submit site inventory map in accordance with 18-136 standards

- Soil information may be the only item needed

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.

(d) A map at a scale of one (1) inch equals one hundred (100) feet (1"=100') or less showing:

- (3) Approximate locations, species, and critical root zones of all protected trees.
- (4) Note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.

(5) Locations, dimensions, and square footages of required parking lot landscaping.

(6) Details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.

(8) Location and square footage of structures and parking lots.

(10) Approximate locations of all trees greater than eight (8) inches DBH within required buffers and of all areas of natural vegetation to be used as part of the buffer.

- Parking Area Landscaping for the landscaping islands as required if there is a parking lot (18-481)
- Foundation Plantings may be required if there is a parking lot (18-490)