

**Town Center Phase 2  
Library Building Site  
Category 1 Site Plan  
Zoning Administrator & Town Engineer Comments  
September 22, 2005**

Title Sheet

1. Applicant to present revised parking analysis for PC approval.
2. Applicant to adjust FAR analysis. There is about 30,000sf of floor area on a 30,000sf site for a 1.0 FAR. Max. allowed is 2.0.
3. Applicant to present open space requirement analysis to PC.

Sheet 2 Site & Layout Plan

1. PC must approve reduction in front yard set back from 10' to 5' as provided for in Article 5-104A2 when majority of structures in block are less than 10'.
2. Add at least one more handicap parking space and properly dimension.
3. Orient handicap ramp from sidewalk to the south away from side of parking stall.
4. Consider location for bicycle parking.

Sheet 3 Landscape and Lighting Plan

1. Coordinate plant material list with recommended species for Critical Areas.
2. Plant islands in Third St. ROW.
3. Provide lighting plan for approval.

Sheet 4 Grading Plan

1. Obtain easements for construction of wall along west property line.

Sheet 5 Utility Plan

1. Extend existing water and sewer lines to building and coordinate with plumbing design.
2. Coordinate water metering requirements with the Town Engineer.

3. Roof drains should be connected to site storm drain system, Add drain along Third Street for conveying roof drainage to inlet at mid block.

Other Comments

1. Provide wall details for retaining wall for Town approval.
2. Where will identification signs be located and what will they look like. Need prior to installation.
3. Need to check dumpster to see if it is adequate for all the uses on this site and for proper screening.
4. Applicant to provide SWM 10% rule calculations for Critical Area Review.