MEMORANDUM

TO: Mayor and Town Board of Commissioners

FROM: Jay Camp, Senior Planner

DATE: February 8, 2012

RE: Updated Site Plan Information – Zoning Application 580

The most up-to-date site plan we are in receipt of contains new information provided by the applicant in response to comments by Town Staff. Most notably, the following changes were made to the site plan since the initial submittal on 12/2/11:

New conditional notes –
- Parking requirements were corrected
- New note regarding signage being in compliance with B-1 SCD
- Note that access points will remain as they are today
- Note stating landscaping to be maintained at existing intensity
- Changes to the appearance of the center are allowed without a rezoning request
- Note carrying over 50,000 sq. ft. tenant requirement from September 2010 rezoning approval
- Note stating that access on 74 may be removed upon the conversion to an expressway
- Note stating that 50’ “green buffer” along 74 is to be maintained going forward

In addition, the area of expansion for the JC Penney store is called out on the site plan as well as the locations of the two monument signs.
NEW FRONT ELEVATION

T.O. PARAPET
EL.=125'-8 1/2"

EXTEND CMU BLOCK
PARAPET BEYOND
SEE STRUCTURAL

REUSE EXISTING
DOWNSPOUT AND
SCUPPER, PAINT TO
MATCH WALL COLOR

INSTALL NEW
STANDING SEAM
ROOF AND
FLASHING.

OVERFLOW, SEE
DETAIL 5/ A703

EXISTING CONCRETE
CAPS TO REMAIN.