

To: William Parker, Hanover Design Services, P.A.

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

CC: File

Date: 1/22/2018

Re: Saltwater Properties, LLC located at 119 Bryan Road, Revision 2 Comments

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:

- A tree preservation/removal permit is required.
- The proposed parking is no longer code compliant. The minimum based on the total square footage of both buildings is five. Your plan shows four.
- Please add a note regarding the loading zone requirements. Industrial uses will be limited to those that do not handle goods in quantity. Uses that handle goods in quantity will require a minimum of one off-street loading space.

Landscape Plan to Include:

- Sec. 18-462 (d) (4): Show 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. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (5): Show location, dimension and square footage of required bufferyard along eastern property line.
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Sec. 18-462 (d) (10): Show approximate locations of all natural vegetation to be used as part of the buffers along both the western and eastern property lines.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required. Is there any HVAC equipment that will be visible from either of the two adjacent residential uses?
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.
- Sec. 18-477(d): Add the required 44 shrubs to the streetyard area.
- Sec. 18-481: Identify the species and caliber of the trees you are proposing to comply with the 20 percent or greater canopy coverage.
- Sec. 18-481(a): Two of the proposed planting islands measure 9x18 and do not meet the minimum requirements of twelve (12) feet by eighteen (18) feet or have the equivalent square footage.

- Sec. 18-481 (j) For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.
- Sec. 14-490: Foundation plantings shall be located between the building's facades and the parking or drive isle curb.
- Sec. 18-496: Add the existing bufferyard adjoining the eastern residential use
- Confirm no trees will be removed for this proposal and identify the species of the preserved trees (i.e. loblolly versus long leaf pines)