

To: Todd Simmons, Freeland and Kauffman, Inc.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 1/29/2018
Re: AAA Car Wash on South College Road

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:

- Address will be 3430 S. College Road (from Addressing Coordinator)
- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building (proposed)
 - Please update the rear yard setback to 33ft. For every 1ft the structure is over 20ft in height, an additional 1ft is required in setback for the boundary abutting a residential district.
 - Provide the proposed structure setbacks
 - Number of buildings
 - Number of stories and square feet per floor
 - Please provide the number of vacuum stations to the plan below the parking calculation, and note were not used to determine minimum and maximum for zoning purposes
- Provide documentation for recombination prior to development plan approval, cannot approve as presented on 2 separate parcels (then 3420 S. College Rd. would be considered a commercial parking lot).
- Mark the distance between the parking facility and the northern property boundary.
 - Compliance required with perimeter landscaping (18-482) if the adjacent property has parking adjacent to the proposed parking facility on the car wash. From Drawing 5 it appears that this will not be required, however please mark distance so a determination can be made on future development plans if/when the property to the north develops.
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street.
 - Please add across S. College Road (note will be sufficient if scale does not allow)

- 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.
 - Plans reference an architectural drawing, not provided.
- Buffer yard cannot be reduced below 20 feet without a providing site constraints justification (18-499)
 - Request is received; please provide information regarding adjacent parcel to the rear. Is there an existing buffer/fence on the multi-family property? Allowed up to reduction in 10 feet for buffer, is the entire 10 feet needed?
- Are there wayfinding signs proposed? Handicap parking may be difficult to find.
- Multi-use path planned along S. College Road, confirm with Engineering bond project is funded
- Provide documentation prior to construction release regarding the construction easement to the south of the project boundary.
- If an energy easement or power line exists on site, please contact Bill Wilder @ 383-4042 and provide confirmation of site approval for development.
- 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.

Landscape Plan to Include:

These plans shall contain the following information: A map at a scale of one (1) inch equals one hundred (100) feet (1"=100') or less showing:

- Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- 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.
- All existing and proposed utilities and if applicable, their associated easements.
 - Include the temporary construction easement on the property to the south
- 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.
 - Will any of the existing vegetation remain?
- Setbacks of all structures
 - Please provide setback of structure and the setback that the parking lot is off the northern boundary
- Dumpster screening to meet code standards (18-504)
- Triangular sight distance(20' x70'), confirm with transportation
- Street Yard Landscaping (18-477)
 - No more than 15% of the required street yard can be covered with impervious surface, please provide the calculation of the sidewalk
- Parking Lot Landscaping (18-481)
 - Provide calculation for pedestrian walkways on landscape islands (15% of landscape island can be dedicated to pedestrian walkways)
 - Provide area of landscape islands to better determine compliance with the contents of each island
- Perimeter Landscaping (18-482)

- Provide dimension from parking facility to the property to the north to determine if parking facilities will align on the properties and if the 10 feet separation is required
- Foundation Plantings(18-490)
 - Foundation plantings are required between the building's facades and the parking or drive isle curb. Provide foundation plantings for the north side of the structure facing the parking facility.
 - The side of the structure containing drive up services can have exemption from the requirements, could be utilized for the sides where the vehicles enter the structure.
- Significant trees and mitigation
 - Calculation is to determine the required number of trees not inches of mitigation.
 - Credit may be used to satisfy the street yard or parking lot requirements to provide an overall landscaped effect
 - Mitigation is required unless regulated trees removed within the area of disturbance necessary for essential site improvements; provided that the applicant has designed around trees in order to retain as many as practicable
 - Have any of the existing trees been designed around to give this exemption?
- Provide information regarding existing trees on the rear of the property.
 - An inventory must identify areas to be retain and those for which removal is proposed. Areas that are designed as tree protection areas and that will not be disturbed can be delineated as such and do not require inventorying individual trees
 - Any existing trees within the required buffer shall be retained and supplemented as necessary to meet buffer requirements

Sec. 18-254. - Automotive services and automotive repair, except towing.

Please add the following to site plan notes/conditions as this car wash is considered automotive services

Automotive services and repairs shall comply with the following:

- (a) All repair work or lubrication shall be conducted within the principal building. All permanent storage of materials, merchandise, or repair and servicing equipment shall be contained within the principal building.
- (b) No operator shall permit the storage of motor vehicles for a period in excess of twenty-four (24) hours unless the vehicles are enclosed in the principal building.
- (c) Service or customer vehicles shall be parked on the premises in a manner that will not create traffic hazards or interfere with the vehicular maneuvering area necessary to enter or exit the site.
- (d) The premises shall not be used for the sale of vehicles.
- (e) No outdoor work shall be performed except in areas designated for such activity on an approved site plan.
- (f) Outdoor work areas shall be fenced, walled or screened to minimize on-site and off-site noise, glare, odor or other impacts.
- (g) Additional buffering and screening may be required where such use is located in close proximity to residential or retail commercial uses.