

**To:** Jason Henderson, PE  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File;  
**Date:** 5/12/2015  
**Re:** Bragg Rd Development

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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.

CFPUA detail sheets will not be part of the city's final set, please don't print them. 2<sup>nd</sup> request.

#### Site Plan Comments:

- Confirm with zoning the allowance of all proposed signage for the site, Eryn Moller, 254-0900. I want to make sure it's covered so we don't have last minute issues.
- Sec. 18-60 (c) (4): Show the address of the project in the title block.
  - I see it on the cover, but not in the title block on each page.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
  - 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.
    - Is there fencing proposed around the compactor/dumpster area? We may need to get creative to figure out how to shield the view from Bragg Drive.
- 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.
  - I didn't see this revision, what plan page is this located?
- All planting islands shall be 216 SF for single rows and 432 for double rows. Please show SF for each landscape island.
  - I have added on a redline areas that needs SF calls.
- A tree preservation/removal permit is required

#### Landscape Plan to Include:

- Show location of the mitigated trees. If accepting a PIL for trees, its \$350.00 per tree. 154 X \$350.00 = \$53,900. Must be paid prior to approval.
- Add note to bufferyard stating that where opacity is not achieved with existing trees, shrubs shall be supplemented. (basically fill the holes)
- Sec. 18-462 (d) (5): Show **proposed** number of trees/shrubs on LS-0 on landscape plan for street yards, foundation and parking lot landscaping.

- Show how you comply with the proposed vegetation.
- Dimension Foundation plantings against the required sides of the building in front and along the southern side of the building.

Ideas to screen from Bragg Drive? Code would require a full fenced and landscape enclosure.

Maybe add taller vegetation to block dumpster?? I know we need to take sight triangles into consideration. Lets talk

Show foundation plantings for each side of required and proposed

216 SF Min

**PROPOSED RETAIL**  
**46,031 SF**  
**212 SPACES PROVIDED**  
**PARKING RATIO: 4.61/1000**

