

To: Larry Diehl, Greenberg Farrow
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 8/2/2018
Re: Circle K on Market Street

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:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Off street parking calculations. Maximum for retail is 1/200 square feet (26 total for proposed structure gfa). Code Sec. 18-528(d) allows for TRC to provide for an increase up to 25% of the maximum (33 for this site); however, justification and no demonstration that no other parking alternative exists is required. Please provide this documentation for consideration. The Landscape Plan indicates 33 parking spaces will be provided. The site plan indicates 26 provided and is the minimum. Please make these numbers consistent.
 - The minimum loading dimensions for a use handling good in quantity is 12x45 per Sec. 18-527(b).

Landscape Plan to Include:

- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required parking lot landscaping. Are you vaulting the corner clip trees twice? Please revise calculations with consideration to code Sec. 18-9, Requirements resulting in a fraction.
- 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. Are you replacing the Dwarf Yaupon Holly proposed in the plant schedule with the Nellie Stevens Holly shown on the landscape plan?
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required. Site plan refers to an Architectural Detail. Detail is not provided for required dumpster enclosure.
- Sec. 18-481. Interior Area. The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity. The following standards shall apply to interior parking area landscaping: (a) All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one

- canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Please provide the square footage/dimensions of all proposed landscape islands to ensure compliance.
- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. 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. Please indicate which trees you are counting towards provided full 707 canopy coverage.
 - A maximum of 15% of a required streetyard can be covered with an impervious surface. Please provide calculations to ensure compliance with Sec. 18-477(b)(4).
 - Sec. 18-490. Foundation Plantings. For all portions of buildings which are adjacent to parking facilities or internal drive aisles, foundation plantings shall be required and located between the building's facades and the parking drive aisle curb. The minimum standard is the area of the building face adjacent to the parking area or internal drive aisle shall be computed and multiplied by a minimum of 12%. The resultant total square footage shall be planted as landscaped areas of sufficient variety, height, and size. Foundation plantings need to be added to the northern area of the building.
 - Provide calculations for the required bufferyards along the southern and western property boundaries, adjacent to residential zoning.