

To: Tim Clinkscales, PE Paramounte Engineering
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 10/30/2019
Re: Crossroads Infiniti

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 is the site data table as follows:
 - Proposed Setbacks of Building. Site plan does not match the site data table.
 - Recombination required.
 - Clarify on the site plan what the project boundary is. Confusing with lease lines, property lines and one project boundary note on the rear.
 - Building size with square footage. Are the existing structures scheduled for demolition or remaining?
 - Number of buildings (1 listed). Confirm demolition of existing structures.
 - Total amount and percent of impervious surface areas. Please provide post development impervious calculations.
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. Agree with use utilized for parking calculations. Confused with calculations provided. I get required parking of 28 spaces, not 36. Maximum parking is 150% of the required parking (41) per Sec. 18-528(d). Break out required parking and display parking in the site data table.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. What is the planning for loading facilities?
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- 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. Update land use of the adjacent property to the SW. Use appears to be a nonconforming residential use. Use is accounted for in setbacks.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey. Clarify project boundary for tree survey.
- Sec. 18-60 (c) (17): Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking

a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.

- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- 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:

- Sec. 18-462 (d) (12): Show locations of any Conservation Resources associated with the parcel including any Rare and Endangered species in accordance with the North Carolina Wildlife Resource Commission. Cityview flags wetlands and note on plan indicates wetlands exist. Identify type and required setbacks and buffers.
- In areas where powerlines prohibit canopy trees in the streetyard, 3 standard understory trees may be submitted. Two are provided currently per Sec. 18-477.
- Shrubs within streetyard are required to be a minimum of 12 inches in height at planting. Concern with size of proposed Red Drift Rose.
- Provide calculations for the impervious surface located in the streetyard and any islands to ensure compliance with Sec. 18-477(b)(4) and 18-481(c).
- Regulated trees located in the streetyard shall be retained per Sec. 18-456(c).
- Understory trees must be a minimum height of 8 feet at planting.
- Provide the size of the required islands located along the NE property boundary, near the 19" Gum.
- Show the perimeter landscaping calculations on the landscape plan. See the plantings but doe not have the calculations to ensure compliance with Sec. 18-482.
- Tree removal and buffer comments will be provided when the project boundary is clarified.