

To: Phil Norris

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

CC: File;

Date: 4/24/2018

Re: Dollar General-Carolina Beach Road

The following is a list of comments for review from planning regarding your project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items of documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

- Sec. 18-462 (c): Show property owner and mailing address.
- 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) (7): Show all existing and proposed utilities and if applicable, their associated elements.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required, including dumpster screening. **Provide detail for double dumpster enclosure.**
- Sec. 18-462 (d)(14): Approximate location of all existing protected trees clearly indicating those to be retained and those proposed for removal and all trees to be planted on site to meet any mitigation requirements. **Add the five trees from the tree survey that are proposed to be removed.**
- No more than 15 percent of the required street yard shall be covered with an impervious surface. This portion of the streetyard may be used for walkways, fountains, walls or fences but no parking areas shall be permitted in these designated areas. **Provide calculation indicating the percentage of the pedestrian crossing located within the streetyard.**
- Sec. 18-481 (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. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for

site design considerations, if trees are maintained in their natural form. **There are proposed islands that do not meet the minimum size requirements.**

- Sec. 18-481 (j): 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 provide the calculations for interior area in the site data table.
- Landscape islands cannot be located within the dedicated 30 foot access easement.
- Sec. 18-490. Foundation Plantings.
- Sec. 18-490 (a): For all portions of buildings which are adjacent to parking facilities or internal drive isles, foundation plantings shall be required and located between the building's facades and the parking or drive isle curb. The minimum standards are required; however, it is encouraged that sites exceed the minimum whenever possible. The following minimum standards shall apply:
 - (1) The area of the building face adjacent to the parking area or internal drive isle shall be computed and multiplied by a minimum of twelve (12) percent. **Please include the side of the building adjacent to the dumpster area in the foundation calculations.**
- To provide a variety of height and depth, at least 1 tree on average will be planted for every 30 linear feet of screen. Spacing of trees should be varied from straight lines and equidistant spacing where practical. Clustering and/or random spacing of plants and trees is encouraged to produce a natural appearance in the landscape to the extent that the planting meets the screening and opacity intent of this section. **Please provide the calculations for the proposed trees within the bufferyard area.**
- Sec. 18-504. **Screening for dumpsters**, mechanical equipment and outside storage areas. Please provide detail for proposed fencing and plantings. For any of the following uses located within the view of any adjacent property or right-of-way, a visual screen shall be required to shield the use from the view of any adjacent property or right-of-way. Screening shall be a minimum of six (6) feet in height along the front or corner side of any lot and eight (8) feet in height along any side or rear property line. Chain link fencing shall not be permitted as a screening alternative. The screening shall consist of living and non-living material as specified in this article.

Site Plan Comments:

- Provide elevations to ensure compliance with Condition 4 of CD-6-1005-M917.
- Provide tree mitigation calculations to ensure compliance with condition 5 of CD-6-1005-M917. Add a note to the landscape plan that states the number of, species, and caliper of trees being removed and exemption from mitigation requirements.
- The stub for cross-connection is required to be constructed to comply with City Council ordinance, condition number 10.