

To: Robert Balland
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 9/24/2019
Re: Garris Road Lot 3 Boat Storage

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:
 - Number of stories and square feet per floor
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. Update parking determination to be consistent with mini-warehousing use. Current version accommodates for office parking only. Additional square footage needs to be parked 1/5000 sq. ft. Show loading space details. 2 required based on proposed square footage.
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. A recombination will be required.
- Sec. 18-60 (c) (8): Show location of on-site and proposed tie-in to existing public utilities (water, sewer, culverts, drains, etc.) showing size and direction flow, and soil erosion and sedimentation control measure.
- Sec. 18-60 (c) (9): Clarify existing easements. Specifically, a 30-foot public utility easement along the eastern property boundary.
- 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.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (16): Please provide an updated tree removal plan. Difficult to read some of the tree labels.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
- 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.
- 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.

Sec. 18-286: Mini warehousing

- Elevations are needed to ensure compliance.
- Add notes to plan to address 18-286(a).

Landscape Plan to Include:

- Interior parking area
- Tree removal, mitigation calculations, and credits.
- Sec. 18-462 (d) (4): Show 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. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.
- 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) (8): Show location and square footage of structures and parking lots.
- Trees/ acre calculation clarifications. Preserved trees not currently shown on plan. Proposed planting calculations don't match the plant schedule.