

To: Brian Rossi
From: Gilbert Combs, Associate Planner; 910-341-4661
CC: File;
Date: 5/8/2019
Re: Hendrick Mazda

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:

- Any improvements north of city/county line do not need to be shown in this plan set as it is outside of the city's jurisdiction. Any improvements done north of the line should go through the county.
- On sheet C4.0 please label buildings and associate those labels with the building footprint sizes in the site data table.
- On sheet C4.0 please show full calculations for lot coverage and impervious areas for both existing/proposed.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- Signage
 - Any proposed signage is permitted under a separate permit process and sign permit application. Please remove proposed signage from all relevant plan sheets.
 - Call (910) 254-0900 for sign regulation and permitting questions.
- 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.

Regional Business District:

- Required minimum rear setback is 15 feet. Please update site data tables.

Landscape Plan to Include:

- Provide a graphic scale
- Show north arrow
- Parking islands at the ends of consecutive parking rows must have a minimum width of 12 feet measured from back of curb to back of curb and contain a minimum area of 216 square feet. These islands must contain at least one tree. [18-481(a)(g)]

- Some street yard area should go towards required parking islands instead. Cannot use an area to serve more than one requirement. Please adjust and ensure that the required amount of street yard area is still provided.
- Ensure foundation plantings are located between the building façade and parking/internal driveway. [Sec. 18-490] Some of the proposed areas that appear to be designated for foundation plantings would not comply due to location.
- Provide tree inventory table noting existing protected trees, saves, and removals. [see Honda plan]
- Add the following notes in the plan set:
 - Prior to any clearing, grading or construction activity, tree protection fencing shall be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
 - Any trees and/or areas designated to be protected must be properly barricaded with fencing and protected throughout construction to insure that no clearing, grading or staging of materials will occur in those areas.
 - No equipment is allowed on site until all tree protection fencing and silt fencing is installed and approved. Protective fencing is to be maintained throughout the duration of the project, and contractors shall receive adequate instruction on tree protection methods.
- Provide width (feet) and area (sqft) of parking islands.
- Cannot remove regulated or significant trees within required street yards. These areas may be supplemented as necessary to meet the street yard planting requirements. [Sec. 18-456(c)]
- Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all natural vegetation to be used part of the buffer.
- Must retain existing trees or shrubs within required buffers. Areas can be supplemented as necessary [Sec. 18-456(d)]
- Protected trees may only be removed if essential site improvements cannot be accommodated elsewhere on the site. Protect and retain existing trees and shrubs where possible. Move parking islands in some areas to comply, etc. [Sec. 18-457(a)]
 - *Essential site improvements:* Any construction or reconstruction of the site development features required by any local, state or federal regulations, ordinances or laws, such as underground drainage, off-street parking (not to exceed the midpoint between the minimum and maximum parking standards), driveways, retention areas or similar improvements required for the intended use of the site, which cannot be accommodated on the site without the removal of the protected trees.
- Identify trees on the landscape plans that go beyond other landscaping requirements and serve as mitigation trees. Like many other requirements (foundation plantings, parking islands, etc) these cannot serve to meet more than one requirement.