

To: Mark Hargrove, Port City Consulting Engineers, PLLC

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

CC: File;

Date: 3/15/2019

Re: Integrity Builders

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:
 - Setbacks of Building (required and proposed). There is a 10 foot build to line along 15th Street.
 - Total amount of acreage within the project boundaries
 - Building size with square footage
 - Calculations for building lot coverage
 - Building height
 - Number of stories and square feet per floor
- 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.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
 - a. Method for handling solid waste disposal. Will roll out carts be housed in the office interior?
- 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.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material, if applicable.
 - 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.
- 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.

UMX:

- No outdoor storage is permitted.
- Surface Parking lots visible from the public right-of-way shall be screened by permanent walls, shrubbery or hedges at least three feet in height. If hedges or shrubbery are used, they shall be at three feet in height at the time of planting and shall be maintained at 3-5 feet in height at all times.
- Sidewalk width shall be a minimum of 12 feet along arterial streets and 8 feet along residential/collector streets and may be reduced on internal private streets with technical review committee approval.
- Street trees are required within the 1945 corporate limits in below-grade planters included in the public right-of-way at the rate of 1 tree per thirty feet of frontage.
- Elevations are required to ensure compliance with building design outlined in Sec. 18-204(d).
- Chain link fencing is prohibited.

Landscape Plan to Include:

- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree. Can you save the 8" Cherry and the 9" Cedar?
- 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) (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.
- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.
- Sec. 18-462 (d) (10): 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.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required, if required.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.