

To: Mark Hargrove, Port City Consulting Engineers, PLLC

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

CC: File;

Date: 4/24/2019

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. This comment remains unaddressed.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Details of proposed fencing are required. Chain link fencing is prohibited in the UMX district.
- 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? This question remains unaddressed.
- 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.

UMX:

- No outdoor storage is permitted.
- 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. Payment in lieu will be required prior to construction release.
- Elevations are required to ensure compliance with building design outlined in Sec. 18-204(d). This comment remains unaddressed.

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? Provide sheet that shows the tree removal on proposed site plan to ensure all tree removal is exempt because of essential site improvement.

- 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) (13): Update landscaping contents to reflect 5 Cleryera, not 13; Chinese Holly Symbology is not correct. 13 AJ shown on plan, not 14 IC.