

To: Howard Resnik, PE, CSD-Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 12/15/2017
Re: Jenns Contracting

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:

- Proposed laydown area appears larger than Council approved site plan, please update the southeast portion of the plan to reflect the approved area
- Show sidewalk to connect the public infrastructure proposed to the building entrance.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Update the required setbacks to state:
 - “Not to exceed 10 feet”
 - A note can be added below the required setbacks to state “the existing structure is not to be expanded” to demonstrate compliance
 - Total amount and percent of impervious surface areas
 - Condition 11 of the Special Use Permit states: “The applicant shall install pervious gravel for compliance if the soils are deemed suitable for infiltration.”
 - Gravel is shown as impervious on the calculation, please provide additional documentation regarding soil suitability
 - Bicycle Calculations
 - Condition 10 of the Special Use Permit state: “Five bicycle parking spaces shall be required.”
 - Add 2 more bicycle spaces to demonstrate compliance
 - Parking Calculation
 - No required minimum parking in UMX, maximum is 6 spaces please update plan (2 spaces or 1 per 5,000 SF)
- Confirm location of multi-use path with engineering
- Update note “Variance Requests” to state “Special Use Permit Approval Conditions” and list conditions out (included at the bottom of this review)

- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
 - Is there still an existing fence on the western boundary?
 - Screening for contractor yard required at 6' in height (18-504). Fence must be located at the 10' setback in UMX. This is applicable for the Colwell Avenue and S. 19th Street frontages (both are considered front).
 - Information regarding specific screening requirements and plantings can be found in 18-503 (b)(1)- below. Please update the plan to meet the fencing and planted material standards.

Combination planted buffer yard with artificial fencing: (1) Artificial fencing shall be between six (6) and ten (10) feet in height (2) If solid artificial fencing is used two (2) rows of planted materials consisting of a combination of trees and shrubs shall be provided at a minimum height of three (3) feet at initial planting and give at least fifty (50) percent visual opacity of the fence at planting; (3) If permeable artificial fencing is used, two (2) rows of planted materials shall be provided which give approximately one hundred (100) percent visual opacity of the fence within three (3) years of planting. (4) The buffer vegetation shall be located between the fence and the common property line.
- Sec. 18-60 (c) (15): Show a proposed landscape plan including the proposed species for planting
 - Parking Area Landscaping (18-481)
 - Perimeter Landscaping (18-482) – required because no buffer yard is required. (no buffer yard because it is adjacent to industrial use)
 - Foundation Plantings(18-490)
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - Please include trees for removal and justifications for removal (essential site improvements)
 - Include mitigation calculations for removed trees if necessary.
- Show location for trash carts and compliance with screening of dumpsters with living and non-living material (18-504) applicable to trash receptacle storage areas
- 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.

UMX Requirements

- Show location of utility and equipment for structure (HVAC etc.) with appropriate screening (18-204)(c)(4)
- Are there any new lights proposed for the site? Note on plan indicates there may be, compliance required for additional lighting.
- Street trees
 - Street trees along S. 19th Street are required, if there is not enough room to accommodate within the right of way, please move the sidewalk inward and provide pedestrian easement to allow for street trees in the right of way (18-204(c)(7)(c))
 - Provide species for planting, a list of approved species can be found in (18-196)(e)(3)
- Encroachment agreement will be required if gate will come into right of way.

Special Use Permit Conditions

Add all conditions to the site plan from SU-9-617

1. The applicant shall fully comply with all of the specific requirements stated in the Land Development Code for the proposed use as a well as any additional conditions stated below.
2. If any section, subsection, paragraph, sentence, clause, phrase or portion of this permit is for any reason held invalid or unconstitutional by any court of competent jurisdiction, this special use permit shall be null and void and of no effect.
3. The use and development of the subject property shall be in accordance with the revised site plan received on 7/18/17.
4. But for specific uses and conditions authorized by the Special Use Permit. the use and development of the subject property shall comply with all other supplemental regulations and requirements imposed by the Land Development Code or any other applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.
5. Approval of this special use permit does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.
6. Utility and equipment screening: HVAC equipment, air conditioning window units, and other electrical equipment, and fire escapes shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or inset into the roof pitch, or behind a parapet wall in the case of a flat roof, of the building and screened from the right-of-way
7. Signage shall be external illumination only. Electronic changeable copy is not permitted.
8. All site lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties, shall minimize off-site backlighting glare, and up-lighting. Light posts shall be no taller than twelve (12) feet
9. A 10-foot wide multi-use path shall be installed by the applicant along the frontage of Colwell Avenue.
10. Five bicycle parking spaces shall be required.
11. The applicant shall install pervious gravel for compliance if the soils are deemed suitable for infiltration.
12. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way
13. All City, State and Federal regulations shall be met.