

To: Howard Resnik, PE, CSD-Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 2/28/2018
Re: Jenns Contracting TRC REV2

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 is the site data table as follows:
 - 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: Site data table and Special Use Condition notes conflict
 - Parking Calculation please update note: No required minimum parking in UMX, maximum is 6 spaces please update plan (2 spaces **or 1 per 5,000 SF**)
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
 - Fencing: 6’ in the front yard, please amend the portion adjacent to the 28” oak
 - What is the height of the existing fence on the western boundary? Please include detail so that this may also count for the HVAC screening
 - There are plantings required on the rear property line adjacent to the proposed 8’ tall fence. Information regarding specific screening requirements and plantings can be found in 18-503 (b)(1).
- Landscape Plan
 - Please remove calculation for street yard landscaping: UMX allows street yard to be waived by TRC given site constraints, not required on this site.
 - Parking Area Landscaping (18-481)
 - Both sides of the proposed parking row require a landscape island with 216 SF of area and applicable vegetation (1 canopy tree and additional ground cover or shrubbery)
 - Is a trident maple proposed in the island adjacent to the handicap parking?
 - 25 trident maples proposed in the parking lot?
 - Perimeter Landscaping (18-482): provide the distance between the proposed parking facility and the existing parking facility on the adjacent lot to the west.

- Required to contain a landscaped yard of 10' total between parking facilities (1 tree every 8 to 27')
- Provide calculation for parking area shading (20% canopy cover)
- Please include trees for removal and justifications for removal (essential site improvements)
- Include mitigation calculations for removed trees if necessary.
- 15 trees per disturbed acre must be retained or planted on site (18-448(d)). Provide calculation.
- Species must be confirmed with City Arborist
- Show height of the trash containment. Enclosure must be 1' taller than the highest point of the trash receptacle. Chain link and exposed concrete blocks are prohibited.
- If a progress energy easement or power line exists on site, please contact Bill Wilder.
- 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

- Lighting: located, angled, and shielded as to cast no direct light upon adjacent properties and posts shall be no taller than 12'. Please provide information on plan for compliance
- Street trees
 - 3 additional trees are required on S. 19th Street , please provide
 - Will any existing vegetation remain? 5"oak?