

To: Frank Braxton
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 11/12/2019
Re: Massengill's Garden Center Plan Rev. 1

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:

- 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.
 - **Comment: Show bicycle parking calculations in site data table.**
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - 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.
- 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.

Landscape Plan to Include:

- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity (Sec. 18-481).
 - **Comment: Show parking facility coverage area calculations and species of all proposed tree plantings.**
- Show a planting legend and schedule divided into four categories: 1. Large Shade Tree 2. Small Shade tree 3. Shrubs 4. Groundcovers.
- 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.

- Sec. 18-462 (d) (4): Show note on the landscape 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) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.
 - **Comment: Note how the western buffer meets the code (Sec. 18-503) and the signed ordinance for CD-20-619.**
- 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.
 - **Comment: Show a table with trees to be preserved and trees to be removed, with DBH and calculations for mitigation requirements (Sec. 18-460)**
- Foundation plantings are required on the frontages of the storage building/pump house that face the drive aisle and parking area.
 - **Note: Building is labeled as an accessory building, however, all buildings in commercial districts are principle structures.**