

To: Frank Braxton
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 11/12/2019
Re: Oakwood Homes Plan Comments 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:

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Number of stories and square feet per floor
- Sec. 18-60 (c) (14): Show current accurate topographical information based on mean sea level datum, with contour interval of 2.0 feet or less.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
 - **Comment: Please show the landscape plan as its own separate sheet.**
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - **Comment: Show trees to be removed on site inventory map.**
- 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.
 - **Bicycle parking is recommended.**
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- General Development Note #13 is not 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. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading

spaces, automobile sales lots, driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:

- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. **Using this standard, twenty (20) percent of the parking facility area must have canopy coverage.** For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.
 - **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) (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.