

To: Phil Tripp

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

CC: Parkway Parking File;

Date: 7/27/2018

Re: Parkway Parking

The following is a list of comments for review from planning regarding your project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items of 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)(10): Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designed of ingress and egress of vehicles to and from the site onto public streets, triangular site distance and curb and sidewalk lines. Leaving this comment until sidewalk discussion is complete or payment in lieu is confirmed.

Landscape Plan Requirements:

- Revise the mitigation and credit calculations to ensure compliance with Sec. 18-448, Table I.
- Sec. 18-462 (d) (4): Show note on 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, contents, and square footages of required bufferyards.
- Sec. 18-462 (d) (9): Show adjacent zoning district and use, including across the street or streets.
- 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. Add information to the data table to ensure supplemental vegetation satisfies code requirements.
- Sec. 18-462 (d) (13): Update schedule for landscaping. There are some discrepancies in the planting schedule and the plan (i.e. Crape Myrtles, Podocarpus, and streetyard shrubbery) Crape Myrtles do not qualify as
- Sec. 18-462 (d)(14): Approximate location of all existing protected trees clearly indicating those to be retained and those proposed for removal and all trees to be planted on site to meet any mitigation requirements. Please add labels to all existing trees on the Landscape Plan.
- Use the correct multiplier and appropriate minimum and maximum for streetyard area calculations per Sec. 18-477. RB requires a multiplier of 25.

- Please provide the dimensions/square footage of all landscape islands to ensure compliance with Sec. 18-481 (a)
- Sec. 18-481: 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. Please provide clarity to the trees counted toward meeting the shading requirement. Ensure at least 50% of trees are of shade/canopy variety.
- Sec. 18-482 (a): A landscaped yard ten (10) feet in width shall be required along any side of a parking lot abutting a separate parking lot, driveway, or residentially-zoned property. Plantings shall consist, at a minimum of one (1) tree of the size specified in section 18-448 every eighteen (18) to twenty seven (27) feet. If a buffer yard or street yard is required in accordance with the provisions of this ordinance then the ten (10) foot width may be included as part of the buffer yard or street yard. The landscaped yard may be interrupted by driveway connections between parking lots. Please provide the separation between the parking facilities to the east. Confirm the 18" Oak proposed for removal is outside of the required 20 foot bufferyard.
- Sec. 18-497. Location of buffer yards. Buffer yards shall be required to screen any residential use from any non-residential uses or districts. Buffer yards will be required adjacent to the mobile home park along both the southern and western boundaries.
- A tree preservation/removal permit is required

Prescribed Conditions (Sec. 18-258):

- A three (3) foot high buffer with a minimum depth of ten (10) feet shall be provided in the front yard to screen parking areas from the road. Please verify the depth of the low lying buffer.
- A lighting plan shall be provided showing all outdoor lighting fixtures, type and wattage. Glare shall be minimized through the use of directional fixtures. A lighting plan is required, notation is not sufficient.
- Please provide a calculation ensuring compliance with the prescribed condition requiring six (6) percent of the gross parcel shall be landscaped.
- Fifty (50) percent of trees shall be of shade/canopy variety as defined in this chapter.