

To: Phil Tripp

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

CC: Parkway Parking File;

Date: 10/8/2018

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.

Landscape Plan Requirements:

- Sec. 18-462 (d) (5): Show locations, dimensions, contents, and square footages of required bufferyards. Add the calculations to the plan to ensure satisfaction of Sec. 18-503. The requirement is one tree for every 30 linear feet.
- Use the correct multiplier and appropriate minimum and maximum for streetyard area calculations per Sec. 18-477. RB requires a multiplier of 25. The current area is correct, however, there is still reference to 18 as the multiplier.
- 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. Please provide the calculations for the perimeter parking area, similar to the streetyard calculations provided.
- 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. If there is a site constraint please submit documentation for consideration of a reduced bufferyard.
- A tree preservation/removal permit is required

Prescribed Conditions (Sec. 18-258):

- Please be sure to include the lighting plan with the signature plan set.
- Please provide a calculation ensuring compliance with the prescribed condition requiring six (6) percent of the gross parcel shall be landscaped. Calculuations provided need correction. 43,560 sf = 1 ac. The requirement is 2,614 sf of landscape.