

To: Frank Braxton, Coastal Land Design
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 4/23/2018
Re: Reeds Parking Facility

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) (16): Show site inventory map and tree survey. Can the 15" Pine in LI-3; 12" Pine in LI-2, and 13" Pine in LI-4 be preserved?
- The minimum length of a small vehicle parking space is 16 feet per Sec. 18-529(c) (4) (b).
- 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:

- Please clarify the parking lot area. The numbers are different between shading and interior area calculations.
- Please add the numeric scale to the Landscape Plan per Sec. 14-462(d).
- 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. Please add the height of the proposed shrubs.
- Please add the adjacent zoning district information to the Landscape Plan per Sec. 14-462(d) (9).
- Please add the trees proposed for removal to the Landscape Plan per Sec. 14-462(d) (14).
- Please provide the calculation of the percent of impervious area located in the required streetyard to ensure compliance with Sec. 18-477(b) (4). Also, add the percent of any landscape island that may be devoted to pedestrian walkways per Sec. 18-481(c).
- Please provide the proposed width of the streetyard to ensure compliance with Sec. 18-477(d) and Sec. 18-483.
- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide thirty percent shading when located within an O&I zoning district per Sec. 18-481(h). Please update provided calculations.
- 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.
- All planting islands shall have additional ground cover or shrubbery per Sec. 18-481(a).
 - Please provide the distance between the proposed parking facility and the parking lot located on the adjacent property to ensure compliance with Sec. 18-482.

Commercial Parking Lot Requirements:

- If outdoor, a three foot high buffer with a minimum depth of ten feet shall be provided in the front yard to screen parking from the road.
- Six percent of the gross parcel area shall be landscaped to the following standards:
 - One tree and six shrubs shall be planted for every fifteen parking spaces.