

To: William Parker, Hanover Design Services, P.A.
From: Nicole D. Smith, Associate Planner; 910-341-1611
CC: File
Date: 9/8/2017
Re: Saltwater Properties, LLC located at 119 Bryan Road

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:

- For future plan review submittals by your company, please include a contact email for your client or property owner so that everyone can be kept in the loop.
- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Calculations for corrected building lot coverage (my calculations show 36%).
 - Total amount and percent of impervious surface areas (before and proposed shown, but verify the total).
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination (discrepancy between use (commercial) and parking calculations (industrial use)).
- Sec. 18-60 (c) (6): Show location of buildings (existing and proposed) and all proposed expansions.
- Sec. 18-60 (c) (8): Show existing public utilities (water, sewer, culverts, drains, etc.) direction flow, and soil erosion and sedimentation control measure.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Provide a public connection from the sidewalk to the building entrance.
- Sec. 18-60 (c) (11): Show dimension of all fencing and screening.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - a. A description of the proposed uses to be located on the site, including quantity and type of residential units, if any.
 - b. Method for handling solid waste disposal. Will roll out carts be located within one of the buildings?
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material. If the roll out carts are located outside of the building(s).
 - 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.
- A tree preservation/removal permit is required

- Add the Board of Adjustment case number, BADV-3-1214, to the plan approving the variance of 10.8 feet from the 20 foot buffer requirement between a nonresidential use and a residential use, along the eastern property line, adjacent to the property addressed 121 Bryan Road.
- 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:

- 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 and square footages of required bufferyards and parking lot landscaping.
- 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.
- Sec. 18-462 (d) (8): Show location and square footage of parking lots.
- 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.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.
- Sec. 18-477(d): Show streetyard calculations to ensure code compliance. The Industrial zoning District requires a multiplier of 25, paired with a minimum width of 12.5 feet and a maximum width of 37.5 feet.
- Sec. 18-481: 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:
- Sec. 18-481(a) All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. Please add the dimensions of all proposed planting islands to the plan. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.
- Sec. 18-481(f): All plantings shall be curbed or otherwise physically protected such as by wheel stops. If curbing is used, however; curb openings shall be installed to allow passage of stormwater into landscaped areas designed with depressed contours for infiltration.
- Sec. 18-481 (j) 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.

- Sec. 14-490: For all portions of buildings which area adjacent to parking facilities or internal drive isles, foundation plantings shall be required and located between the building's facades and the parking or drive isle curb. The minimum standards area required; however, it is encouraged that sites exceed the minimum whenever possible. The following minimum standards apply: (a) The area of the building face adjacent to the parking area or internal drive isle shall be computed and multiplied by a minimum of twelve (12) percent. The resultant square footage shall be planted as landscaped areas of sufficient variety, height, and size.
- Sec. 18-496: Buffer yards shall be required along all property lines adjacent to a residential use or district, except where a reduced building setback precludes placement of a bufferyard in situation where the adjoining property contains a nonresidential use of residentially zoned property, such as a church or school.
- Sec. 18-498: Buffer yards shall have a base width equal to at least 50 percent of the required setback. In all cases the base of the buffer yard shall be equal to or greater than 20 feet, except as allowed in this article. Where a utility easement occupies a portion of the buffer, sufficient buffer width must be provided outside of the utility easement to meet the required opacity standards.