

To: Carrie Tanis, American Engineering Associates- Southeast, PA
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 11/26/2018
Re: Take 5 Oil Change TRC REV1 Planning Comments

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:

- Please add property owner information to site plans
- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Project address will be changed to 4440 Market Street per Addressing Coordinator
- Discussed the use at concept plan review: is this use automobile care center or automotive services per the Code definitions? In RB zoning district Automobile car care center is allowable by right and automotive services is allowable with supplemental development regulations (18-254)
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Add required setbacks of Building to development data list: add corner side (25' required), fix rear yard setback is 15' (required), add max height (35')
 - Add all proposed setbacks of the building
 - Dumpsters cannot be in the setback (18-175(b))
 - Move landscape information all to C7.1 (please remove street yard from C3.0)
 - Area of the parcel is unclear from the deeds and the submission
 - Lot coverage area uses a figure greater than the project area
 - Define the project boundary area and the parcel data differently for the Development Data table. Unclear acreage "off-site" for calculations
 - Calculations for building lot coverage: clarify the lot area and amend the calculation as necessary
 - Please clarify shared parking by providing the shared parking requirements (18-529(c)4(h))
 - As drawn 8 spaces part of project? Not including second row on adjacent parcel?
 - These spaces are greater than the required maximum, justification is required

- Show location of existing and proposed property boundaries and lot lines.
- Project limits needs to be continuous
- Show sidewalks on the public streets
- Show easement to the south as referenced in the deeds
- Area there easements over the adjacent parking area to ingress/egress of this site to the public roadway network (both Market and Kerr)? Deeds are not clear to provide easement to proposed improved driveways through TIP project approved driveways
- Recommend adding 5 bicycle spaces
- Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street.
 - Please supplement the information to be all listed above on the plan set
- Dumpster enclosure height (C.80) required 8' in height for side or rear property line per 18-504
- Staff continues to have concerns regarding internal flow of the site and parking lot changes to adjacent parcel, please coordinate with Transportation Planning
- 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.

Tree Preservation/Removal Permit

- Please save the oak tree in the street yard of Market Street. May not be considered essential site improvements and any regulated or significant tree in the street yard is required to be retained (18-456 (c))
- Regulated trees are exempt from mitigation if the building lot coverage is under 25%
 - See comments above about lot coverage.
 - 15" and 16" oaks considered regulated
- Can the palm trees be retained?

Landscape Plan (C7.0)

- Add general notes from C-3.0 #1-3 to PG C-7.0
- Please ensure all plantings meet the minimum requirements per 18-448
- Regardless of credit granted for tree credits. 15 trees required per disturbed acre required. Please provide calculation and trees on plan (18-457(g))
- Street Yard
 - Please note where the street yard is intended to change from Market St. to Kerr Ave. for the plant contents by adding a shaded area/line on the landscape plan. Shrubs and trees do not correspond with a particular street yard
 - Add calculation per emails, area provided is correct
 - Add minimum planting size for Laurel Oaks per 18-448 (2)- 2.5" caliper
 - Please recheck quantity of shrubs shown on plan to match required quantities
 - Provide calculation of sidewalk in street yard (no more than 15% impervious surface allowable (per 18-477 (4))
 - Removal of Oak in street yard may not be permitted (18-477(c))
- Interior Area Landscaping
 - For all parking areas 20% shading is required within the project boundary, please update calculation and contents proposed.
 - Provide area of each landscape island at the end of the parking rows (216 SF each required for single row)
 - To calculate shading please utilize 18-481 (j)
 - Dogwood required 8-10' per 18-448
 - Provide contents to parking islands on adjacent property within project bounds
 - Each parking island requires a canopy tree, cannot be the same as the street yard trees, double islands require 2 trees (18-481(a))
 - Provide details for the required ground cover of the parking islands (18-481(a)).

- Parking area screening 18-483
 - Provide low buffer minimum of 3' height and 5' width adjacent to parking and drive aisles within 50' of right of ways
 - Can be incorporated into the street yard when the street yard is at least 15' width (need to add to Market Street frontage), if site is redesigned to flip the flow this would not be required. Intent is to protect traffic in the right of way from vehicle headlights
- Foundation Plantings
 - Provide calculation of building façade and show area on the landscape plan to ensure compliance
- Dumpster screening is required to be living and non-living per 18-504
- Any mitigation trees as a result of the removal of protected trees must be in addition to any required street yard, parking island tree, etc.