

To: Carrie Tanis, American Engineering Associates- Southeast, PA
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 3/6/2019
Re: Take 5 Oil Change TRC REV2 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:

- Update the name of the proposed use to match the name listed in the LDC “Automotive Services, Except Repair and Towing”
- Easement document must be recorded before certificate of occupancy can be issued
- 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.
 - Please provide
 - TPP 19-076 issued

Landscape Plan (C7.0)

- Street Yard
 - Per previous emails/discussions can you add the linear frontage to the street yard calculation on the plans?

Kerr Ave

Required = $(42.96' + 51.62') * 25 = 2,364.5$ square feet

Market St – secondary street yard can be ½ this

Required = $((71.96' + 42.96') * 25)/2 = 1,436.5$ square feet

- Interior Area Landscaping
 - The 20 % required includes all of the parking facility, not only the spaces (add drive aisles)
 - Provide areas and required contents for all landscape islands
 - South of the 3 parking spaces does not look to be 216 SF & add contents
 - Add area of island near the sign & contents
 - Add area near the “Do Not Enter” & contents
 - Double landscape islands are required to be double the area (increase the size of the 280 SF island), what are the trees proposed on this island? Not listed
 - Tree required on the island north of the handicap space

- Parking area screening 18-48: Please provide parking area screening per the comments below, not included on this submission.
 - 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
 - Are all foundation plantings to meet 188 SF included adjacent to the parking facility? Looks split with the Market Street yard shrubs

Add the list of conditions for Automotive Services and Automotive repair except towing to the plan notes:

Sec. 18-254. - Automotive services and automotive repair, except towing.

Automotive services and repairs shall comply with the following:

- (a) All repair work or lubrication shall be conducted within the principal building. All permanent storage of materials, merchandise, or repair and servicing equipment shall be contained within the principal building.
- (b) No operator shall permit the storage of motor vehicles for a period in excess of twenty-four (24) hours unless the vehicles are enclosed in the principal building.
- (c) Service or customer vehicles shall be parked on the premises in a manner that will not create traffic hazards or interfere with the vehicular maneuvering area necessary to enter or exit the site.
- (d) The premises shall not be used for the sale of vehicles.
- (e) No outdoor work shall be performed except in areas designated for such activity on an approved site plan.
- (f) Outdoor work areas shall be fenced, walled or screened to minimize on-site and off-site noise, glare, odor or other impacts.
- (g) Additional buffering and screening may be required where such use is located in close proximity to residential or retail commercial uses.