

**To:** Garry Pape, GSP Engineering  
**From:** Pat O'Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 9/10/2019  
**Re:** Triangle Auto Sales Review 1

---

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:

- Be sure to include the following stamp on all plan pages:

| Approved Construction Plan |      |
|----------------------------|------|
| Name                       | Date |
| Planning _____             |      |
| Traffic _____              |      |
| Fire _____                 |      |

- **Comment: Stamps on sheets C-2-C4.2 are difficult to see based on placement, relocate elsewhere on the plan sheets.**
  - **Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination**  
**Comment: For automobile dealers, 1 space per 500 sf gfa is the minimum required.**
- Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
  - **Recommendation: Provide bicycle parking spaces.**
- **Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.**
  - **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. Show detail of dumpster enclosure screening.**
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- Sign permit approvals are granted through the zoning department and are not granted in plan review.

- 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. 18-482 (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. If adjacent parking lots are developed concurrently then both properties can install a minimum of five-foot yard or any multiple agreed upon in writing by the two (2) property owners that would equal ten (10) feet of planted area between the parking lots. Adjacent lots that choose to share a double parking row split down the middle of a drive isle are exempt from this requirement. Perimeter landscaping areas shall be designed with depressed contours and curb openings to receive surface flow directed from parking lot runoff where feasible for creating bioretention and infiltration areas for water quality protection and groundwater recharge.
  - Please show compliance with perimeter landscaping on the east and west property boundaries. Show the location of all existing perimeter yards, both on site and off, if they are existing. Parking looks to be up to the property line on the western property line, therefore a 10' yard will be required on the subject property.

Notes:

- Show the location of the NCDOT right-of-way line for the Market Street widening project.
- Provide a pedestrian connection from the proposed sidewalk to the building entrance.
- A cross access connection is recommended between adjacent properties.