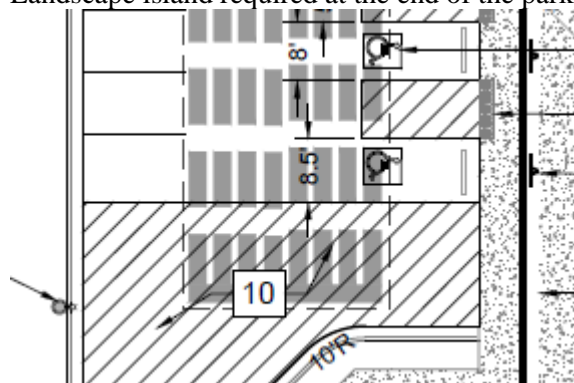


To: Rob Balland, PE
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 12/18/2019
Re: Tru Colors Brewery TRC Rev. 1

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:

- Surface parking shall be located to the side or rear of buildings or in the interior of a block and shall be prohibited in front of buildings. Surface parking shall not be located along rights-of-way except for alleys.
 - As previously discussed, site will require subdivision of parking lot area prior to construction approval.
- Trash containment areas shall be located within a building where possible.
 - **The enclosure shall be at least one (1) foot taller than the highest point of the trash receptacle. Please provide this note on the plans.**
- Consecutive parking spaces shall incorporate landscaped islands at the ends of all parking rows and within the rows, such that no parking space is located more than one hundred twenty (120) feet from a planting island or peninsula.
 - Landscape island required at the end of the parking row shown below:



- Commercial parking lot use must meet Sec. 18-258:
 - a) If outdoor, a three-foot high buffer with a minimum depth of ten (10) feet shall be provided in the front yard to screen parking areas from the road.
 - b) A lighting plan shall be provided showing all outdoor lighting fixtures, type and wattage. Glare shall be minimized through the use of directional fixtures.
 - c) Access shall be prohibited through residential areas.

- d) The street yard regulations defined in the CB zoning district apply. (Note: Credit can be claimed for existing trees being preserved)
- e) Six (6) percent of the gross parcel area shall be landscaped to the following standards:
 - (1) Landscaped areas shall be evenly located around the perimeter of the parcel.
 - (2) One (1) tree and six (6) shrubs shall be planted for every fifteen (15) parking spaces.
 - (3) Fifty (50) percent of trees shall be of a shade/canopy variety as defined in this chapter.
- Provide elevations showing the new additions meet the design guidelines outlined in Sec. 18-204d.
 - Not provided in submittal.