

**To:** Phil Tripp

**From:** Nicole Smith, Associate Planner; 910-341-1611

**CC:** File;

**Date:** 12/6/2018

**Re:** Bluewater Motorsports

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The following is a list of comments for review from planning regarding your project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items of documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
  - The maximum parking is 150% of the minimum requirement per Sec. 18-528(d). 15 would be the maximum for the proposed building footprint.

Landscape Plan Comments:

- Sec. 18-477: Update streetyard calculations. 8 trees are required, 6 are shown. Also, add the minimum caliper of proposed trees. Amend shrubs provided in streetyard calculations. Contents can't count towards more than one requirement.
- No more than 15% of the required streetyard shall be covered with an impervious surface. Please provide the calculations for the proposed walkway connection.
- Sec. 18-481: Interior area landscaping. 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. **Review provided canopy numbers.** The following standards shall apply to interior parking area landscaping:
  - (a) 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. **Clarify contents of 2,215 square foot island. Difficult to read.**
- 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. **Please provide the separation of adjacent parking lot to illustrate compliance with this standard.**
- Sec. 18-483. Parking area screening.
- When a parking facility is within fifty (50) feet of a right-of-way, if the buffer yard provisions of this ordinance do not call for a planted buffer, a low buffer shall be incorporated into the street yard to provide protection from vehicle headlights within the parking lot. The buffer shall consist of shrubbery, a grade change or planted berm or any combination thereof that serves to shield traffic on the right-of-way from headlights within the parking lot. **The buffer shall be a minimum of three (3) feet in height and**

**five (5) feet in width and may be incorporated in a street yard, provided the street yard is fifteen (15) feet or more in width. Depressions and curb cuts shall be allowed for water quality protection.** Please provide the minimum width of streetyard area to ensure compliance with this provision.

- Sec. 18-490. Foundation Plantings. Please provide foundation plantings east of the building and drive aisle calculations. Clarify contents of foundation plantings north of building.
- A tree preservation/removal permit is required