

To: Jim Cirello

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

CC: File;

Date: 1/23/2019

Re: Cape Fear Center for Inquiry

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:

- A connection from the public network to the internal sidewalk is required per Sec. 18-60(c).
- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Zoning: 2525 Wonder Way is zoned O&I-1(CD)
 - Setbacks of Building (required and proposed): Add CS zoning data
- Map of Combination will be required for 621 & 703 Shipyard Blvd.
- Easement required to allow encroachment of parking and retaining wall on 2525 Wonder Way property.
- Provide detail for sidewalk.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- Sec. 18-60 (c) (12) (13): 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.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - Method for handling solid waste disposal, if applicable.
 - Recommend adding bicycle parking.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material, if applicable.
- 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.
- A tree preservation/removal permit is required
- 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:

- 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. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading spaces, automobile sales lots,

driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:

- (a) All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. 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. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.

- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet).

Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.

- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.

- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.

- Sec. 18-462 (d) (7): Show all existing and proposed utilities and if applicable, their associated elements.

- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.

- Sec. 18-462 (d) (10): Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all natural vegetation to be used part of the buffer. Based on the existing conditions page, a 20 foot minimum buffer is required adjacent to 705 Shipyard Blvd.

- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required, if applicable.

- Sec. 18-462 (d) (13): Show proposed schedule for landscaping. • Sec. 18-501 prohibits sidewalk within the buffer. Have you considered adding sidewalk through the middle?

Commercial Parking Lots (Sec. 18-258):

- Landscape plan required.

- Lighting plan required.

Fences, Walls, and Screens (Sec. 18-554):

- Details of fence and wall required (ie. Height and materials)