

To: Jim Cirello

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

CC: File;

Date: 3/29/2019

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).
- 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.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- Add zoning line to the plan.
- Clarify if the intent is to provide 83 or 87 parking spaces.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - a. Add note to plan that there will be no solid waste disposal on site.
- A tree preservation/removal permit is required

Landscape Plan to Include:

- 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. The NW island is less than 216 square feet. There is

no delineation label for island shared with Wonder Way site or with the first island off of Shipyard Blvd. The island with the 68" Oak is one tree shy of code compliance.

- Up to 15% of landscaped island may be devoted to pedestrian walkways as needed. Please provide the current calculations.
- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.
- Ensure the proposed streetyard is not being counted twice to satisfy the required interior parking area.
- A 10 foot landscaped yard shall be required along any side of a parking lot abutting a separate parking lot, driveway, or residentially zoned property per Sec. 18-482.
- When a parking facility is within 50 feet of a right-of-way, a low buffer shall be incorporated into the streetyard to provide protection from vehicle headlights within the parking lot. The buffer shall consist of shrubbery, 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 3 feet in height and 5 feet in width and may be incorporated in a streetyard, provided the streetyard is 15 feet or more in width,