

To: Zak Pierce

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

CC: File;

Date: 10/23/2017

Re: City of Wilmington Training Facility

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:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Revise zoning: Current zoning of the project is R-5. Remove reference to O&I District. Prescribed conditions allow the use in the current zoning district of R-5.
 - Proposed building setbacks
 - Location of existing and proposed boundaries and lot lines
 - Clarify impervious surface calculations.
 - Total amount and percent of impervious surface areas
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - CAMA land use classification
- Sec. 18-60 (c) (6): Show location of buildings (existing and proposed) and all proposed expansions.
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines.
- Sec. 18-60 (c) (8): Show location of on-site and proposed tie-in to existing public utilities (water, sewer, culverts, drains, etc.) showing size and direction flow, and soil erosion and sedimentation control measure. Add capacity needs for water and sewer and ownership of utilities.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Pedestrian connections from the eastern parking facility are encouraged.
- Add locations for off-street loading facilities. A minimum of one space is required per Sec. 18-527.
- 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. 18-504: Identify waste disposal method to ensure 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.
- A tree preservation/removal permit is required
- Submit a parking study to ensure compliance with Sec. 18-528(g).
- Staff encourages preservation of streetyard area along proposed Independence Blvd. Extension.
- A pedestrian connection along the eastern parking lot is encouraged.

Landscape Plan to Include (Sec. 18-462):

- Sec. 18-502: Show compliance with shielding of certain uses, if required.
- Provide a copy of the wetland delineation.
- Clearly identify trees to be removed. Show mitigation calculations.
- 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 (c): Show property owner and mailing address.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Break out streetyard calculations to ensure no more than 15% of the required streetyard is covered with an impervious surface for walkways, foundations, walls or fences.
- 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) (8): Show location and square footage of structures and parking lots.

- 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. Note that the existing vegetation may be supplemented in required buffer yards to ensure 100 % opacity.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- Sec. 18-462 (d) (13): Review landscape schedule and ensure all items in table are labeled on plan.
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