

To: David L. Menius, PE, Stroud Engineering, PA
From: Nicole Smith, Associate Planner; 910-341-1611
CC: Cape Fear Boulevard Apartments File;
Date: 1/3/2018
Re: Cape Fear Boulevard Apartments

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:

- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Calculations for building lot coverage
 - Revise minimum off street parking calculations. A three bedroom unit would require a minimum of 2 parking spaces (2.25 rounds down). Total minimum parking required is 26 spaces.
- Sec. 18-60 (c) (11): Add detail to plan set for fencing and screening of dumpster.
- A tree preservation/removal permit is required

Multi Family Comments:

- *Special Regulations:* Design standards for multi-family complexes with multiple buildings or a single building with more than eight (8) units. Multi-family and attached developments, must be designed in accordance with the following standards:
 - Every residential building on the site will be separated on every side from any other building by at least sixteen (16) feet. Please provide the separation between the two buildings.
- Private streets and surface parking areas on the site will be no closer than fifteen (15) feet to any side of a residential building used for entry into the building and will be no closer than five (5) feet to any other face of a building. Architectural features such as stairs, chimneys, bay windows, and roof overhangs may extend into this fifteen (15) foot area, but in no case may they be closer than five (5) feet to the private street and surface parking area. Please provide the dimension between proposed structures.
- Building wall areas over two hundred (200) square feet and facing the public right-of way shall require a minimum of one (1) large maturing tree per thirty (30) feet of linear wall or one (1) small maturing tree per twenty (20) feet of linear wall no closer than fifteen

- (15) feet to the wall.
- All new multi-family developments shall provide open space that is equivalent to a minimum of thirty-five (35) percent of the size of the tract. In calculating the required amount of open space for the proposed multi-family development, the area of the property associated with natural ponds, stormwater ponds, lakes, ponds, rivers, streams and marshes shall first be subtracted from the gross area of land to be committed to the development. Half (17.5%) of the overall open space shall be either active or passive recreation areas. The remaining half (17.5%) may be active or passive recreation areas, or open space. The required open space and recreation space shall meet the standards as defined in Article 7 of this Chapter. Please revise open space calculations.

Landscape Plan to Include:

- 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.
- 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.
- The legend will need to be tweaked for your planting schedule. Can you separate into four categories: 1. Large Shade Tree 2. Small Shade tree 3. Shrubs 4. Groundcover
- Show mitigation calculations to ensure compliance with Sec. 18-460.
- Sec. 18-462 (d) (8): Show location and square footage of structures and parking lots.
- Sec. 18-462 (d) (6): Show details of required landscaping, including height or caliper 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.
- Label the distance allocated to the perimeter landscaping yard and separation of plantings to ensure compliance with Sec. 18-482.