

To: Michele Zapple
From: Gilbert Combs, Associate Planner; 910-341-4661
CC: File;
Date: 7/15/2019
Re: Carolina Gymnastics Academy Aux Parking Rev 1

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.

Prescribed conditions: 18-258 Commercial parking lot

- A three-foot high buffer with a minimum depth of ten (10) feet shall be provided in the front yard to screen parking areas from the road.
- A lighting plan shall be provided showing all outdoor lighting fixtures, type and wattage. Glare shall be minimized through the use of directional fixtures.
- Six (6) percent of the gross parcel area shall be landscaped to the following standards:
 - Landscaped areas shall be evenly located around the perimeter of the parcel.
 - One (1) tree and six (6) shrubs shall be planted for every fifteen (15) parking spaces
 - Fifty (50) percent of trees shall be of a shade/canopy variety as defined in this chapter

Site Plan Comments:

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

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Scale of site plan is required using engineer's scale both graphic and numeric.
- Provide existing and proposed impervious surface percentages and show calculations.
- CAMA land use classification should be changed to: Urban
- Provide dimensions for any easements and public rights-of-way, existing and proposed.
- Show topographical information with contour intervals of 2.0 feet or less.
- Provide a tree survey
- Provide a lighting plan
- Ensure compliance with Sec. 18-341. Conservation Resource Regulations
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- 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 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.
- Ensure parking islands are located at the ends of all consecutive parking rows.
- Landscaped yards abutting a separate parking lot, driveway, or residentially-zoned property must be a minimum of 10 feet in width. A buffer yard of no less than 20 feet in width is required at the rear of the property.
- Provide a legend with the following four categories.
 - Large shade tree
 - Small shade tree
 - Shrubs
 - groundcover
- Show tree protection fencing locations on plan and add the following details
 - <https://www.wilmingtonnc.gov/home/showdocument?id=2082>
 - <https://www.wilmingtonnc.gov/home/showdocument?id=2084>
- 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.
- Show compliance with street yard requirements
- Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.
- Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Show adjacent zoning district including across the street or streets.
- 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.