

**To:** Rob Balland

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

**CC:** File;

**Date:** 2/13/2018

**Re:** Coastal Finance Retail Center

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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 is the site data table as follows:
  - Proposed Setbacks of Building
  - Total amount and percent of impervious surface areas, including post development. Please indicate if any existing impervious is removed.
  - Revise off street parking calculations, 1/200 sq. ft. is the maximum for professional office space.
- Sec. 18-60 (c) (10): Revise location of on-site pedestrian access way from the building to the public sidewalk. Concern with pedestrian safety at proposed location. If there is a site constraint preventing the connection on the western side of the driveway, please provide details.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening, including the retention wall.
- Revise site triangles.

Landscape Plan to Include:

- Sec. 18-462 (d) (6): Show details of required size and spacing of planted materials in plant schedule.
- Sec. 18-483: When a parking facility is within fifty (50) feet of a right-of-way, if the bufferyard provisions of the ordinance do not call for a planted buffer, 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, a grade change or planted berm or any combination thereof that serves to shield the traffic on the right-of-way from headlights within the parking lot. The buffer shall be a minimum of three (3) feet in height and five (5) feet in width and may be incorporated into the streetyard, provided the streetyard is fifteen (15) feet or more in depth. The proposed nine foot streetyard is not sufficient to satisfy this code requirement. An additional five foot parking area screening is required.