

To: Rob Balland

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

CC: File;

Date: 3/15/2018

Re: Coastal Finance Retail Center

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:
 - Revise off street parking calculations, 1/200 sq. ft. is the maximum for professional office space. 18.31 rounds down, the maximum parking is 18 spaces per Sec. 18-9.

Landscape Plan to Include:

- 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.**
- A landscape island and additional tree is required to be installed along the eastern corner of the property, parallel to S. Kerr Avenue.
- For your information, the label for the Darlington Oak is missing on the landscape island in the northwest corner, parallel to Cedar Ave. Also, 20 shrubs are being provided within the streetyard for South Kerr Avenue, not 23.