

To: Shane Lippard, PE
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 9/3/2019
Re: Drury Place

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:
 - Add 3380 Masonboro Loop Rd to the site data table
 - Setbacks of Building (required). Proposed height dictates different required setbacks. Update accordingly in site data table.
 - Calculations for building lot coverage
 - Number of stories and square feet per floor
 - Total amount and percent of impervious surface areas
 - Off street parking calculations, including required amount of parking and the basis for determination
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. Recombination plat required prior to construction release.
- 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. Multiuse path details required.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Need details of the privacy fence.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey. Leaving note until Aaron Reese can confirm the health of the Pecans.
- Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
- Sec. 18-504: Show compliance with screening of cart corral 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.

- 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.

Conditional District:

- Add conditions to the plan set for signature.
- Elevations required per condition 4.
- Provide the square footage of each proposed use to ensure compliance with condition 5.
- Add notation with regard to the site lighting to ensure compliance with condition 8.

CDMU, Sec. 18-257:

- Lighting plan
- Notation regarding dedicated resident parking
- Identify community facilities
- Elevations

Landscape Plan to Include:

- Sec. 18-477: Provide streetyard calculations and proposed planting schedule.
- Sec. 18-481: 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. Greater for O&I-1 zoning. Refer to Sec. 14-481(i).
- All planting islands shall contain a combination of trees, shrubbery and/or groundcover.
- A maximum of 15% of a landscaped island may be devoted to pedestrian walkways. Provide the calculations.
- 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. Groundcovers.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Provide calculations of area and number of trees and shrubs proposed to satisfy the requirement.
- Sec. 18-462 (d) (6): Provide the caliper of trees, and height of shrubbery.
- Sec. 18-490: Provide the foundation plantings calculations.
- Sec. 18-496: The proposed turn around and landscape islands are not permitted within the required bufferyard area.
- Tree and Shrub Legend do not match the contents of the plan for Cleyera Japonica; Southern Wax Myrtle; Evergreen Euonymus Japonica; and Pittosporum Tobira.