

To: Jonas Marston
From: Gilbert Combs, Associate Planner; 910-341-4661
CC: File;
Date: 10/8/2018
Re:

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:

- For future plan review submittals by your company, please include a contact email for your client or property owner so that everyone can be kept in the loop.
- Sec. 18-60 (c) (1): Show a vicinity map showing the position of the subdivision with relation to surrounding streets, oriented in the same direction as the site plan.
- Sec. 18-60 (c) (2): Show true North pointing towards the top of the map of both plan and location map.
 - For 1 and 2 Rotate either the vicinity map or the site to have a consistent orientation
- Sec. 18-60 (c) (8): Show location of on-site and proposed tie-in to existing public utilities (water, sewer, culverts, drains, etc.) showing size and direction flow, and soil erosion and sedimentation control measure.
 - Show the direction of flow
- 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.
 - Show dimensions of drive aisle between proposed spots 7 and 17 to ensure minimum requirements are satisfied
 - Show dimensions of drive aisle behind handicap parking spots
 - Show accessible route from proposed crosswalk to the closest building entrance
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
 - Show dumpster screening and any other fencing/screening not shown on site plan
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street.
 - Show property owner information for properties located across Eastwood Road
 - Include zoning and land use for adjacent property owner info
- Recommended to provide bicycle parking.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.

- A tree preservation/removal permit is required
 - A tree permit is required even if you are not removing trees. If you are not removing trees no fees are associated with this permit.
 - <https://www.wilmingtonnc.gov/home/showdocument?id=2554>
- Signage
 - Any proposed signage is permitted under a separate permit process and sign permit application. Please remove proposed signage from all relevant plan sheets.
 - Call (910) 254-0900 for sign regulation and permitting questions.
- 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:

See attached image for a potential layout. Combining the parking at the northern portion of the site on either the building side or Burke Ave side may be a good idea

Consecutive parking spaces shall incorporate landscaped islands at the ends of all rows. These islands must contain at least two hundred sixteen (216) sq ft in area and be at least 12 feet in width, measured from the back of curb barrier to back of curb barrier. In this case, dunnage/timbers, identical to those existing on site, can be used.

Please refer to Division V. Parking Lot Landscaping.

- 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. The following standards shall apply to interior parking area landscaping:
 - (a) All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.
 - 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.
 - Minimum standard stall size is 8.5' wide.
 - Page 7-19 of the technical standard manual may be helpful

