

To: Jeremy Blair, PE

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

CC: Kiddie Academy File;

Date: 7/24/2018

Re: Kiddie Academy located at 2310 Canterwood Drive

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:
 - Setbacks of Building (required and proposed). Correct the rear setback requirement to 20 ft. in site data table. Clarify proposed setbacks provided in the site data table (i.e. Interior side setback exceeds 10 ft., proposed setback provided is 10 ft.)
 - Number of stories and square feet per floor
- 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. Connection required from the public network to the building entrance.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Fencing details reference an Architectural Detail. Please provide the detail.
- Sec. 18-504: Show compliance with screening of dumpsters 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.
- 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.
- Elevations providing proposed exterior building materials to ensure compliance with Sec. 18-190(f)(3).

Daycare:

- The construction and operation of such facilities shall comply with the provisions of the General Statutes of the State of North Carolina and any other applicable federal, state, and local laws, including but not limited to any licensing requirement.
- Discrepancy in the parking numbers and provided recreation area. Please revise and provide accurate calculations (i.e. recreation area is calculated by ½ participants

- multiplied by 75 sq. ft. therefore, 136 (based on identified participants in parking calculations)*75=10,200 sq. ft. of recreation area is required) 9,993 sq. ft. proposed.
- Provide details of proposed fencing to ensure compliance with Sec. 18-265(g).

Landscape Plan to Include:

- Recommend saving the trees in the lawn area along the western property boundary. Tree preservation or transplanting trees can count as credits towards required mitigation. Please clarify need for concrete pad inside fence area to determine if removal of 6 trees is an essential site improvement. Mitigation calculations will be reviewed accordingly following additional details.
- Southern Live Oaks contents within plan and plant schedule do not match.
- Revise calculations to ensure compliance with the maximum of 15% of the required streetyard can be covered with impervious surfaces.
- Provide the dimensions or total square footage of the required landscape islands adjacent to the parallel spaces, near one way drop off area.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards. A full 20 foot bufferyard is required along the southern property line, adjacent to the residential use of the Cameron Company (residential amenity facility).
- Sec. 18-462 (d) (10): 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.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (30) percent or greater canopy coverage at maturity. Per Sec. 18-481(f).
- Provide details of the vegetation to supplement the buffer yard required along the southern property line to ensure compliance with Sec. 18-498.