

**To: Jeremy Blair, PE**

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

**CC: Kiddie Academy File;**

**Date: 10/31/2018**

**Re: Kiddie Academy located at 2310 Canterwood Drive**

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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. 18-504: Show compliance with screening of dumpsters with living and non-living material.
  - Screening shall be a minimum of 8 feet in height along any side or rear property line. Detail provided indicates proposed height is 6ft.

Daycare:

- Please update parking calculations to reflect the maximum allowed 43 per Sec. 18-528(d).

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. If the riding pad is not a requirement by the licensing agency the removal of these trees may require mitigation. Please provide additional documentation.
- Provide an additional tree in the eastern landscape island adjacent to the parallel spaces, near one way drop off area.
- 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). Please update the interior area landscape requirements to 30% canopy coverage based on the combination of the zoning district and proposed impervious. Also, trees cannot count towards more than one requirement (i.e. streetyard trees can't count towards canopy coverage).
- Consider spacing the secondary streetyard materials along the entire length of Physicians Drive. Darlington Oaks are allowed in the site triangle.

