

To: Brian Soltz, Commercial Site Design, PLLC.
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 9/25/2019
Re: McDonalds – Gordon Road Plan Rev. 1

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:

- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building (required and proposed)
 - Show front and corner front setbacks as 25’
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - Comment: Parking is over the required maximum by two (2) spaces. Maximum parking requirements can be exceeded by 25% if information is provided meeting the requirements of Sec. 18-528(d).
 - CAMA land use classification
 - Project is located within the ‘Watershed Resource Protection Area’
- 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 the above information for the adjacent property across Market Street to the west.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - Please show an accurate tree removal survey with proposed improvements. Tree removal permit not submitted as part of this application packet and is required.
- 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.
 - Provide note on sheets C-3 and L-1 showing fence height

- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- Signage approvals are not part of this approval process. A zoning permit approval is required for all proposed signage.
- 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:

- Parking lot plan with calculations (Sec. 18-481):
 - **Comment: Shade trees are required at the end of all parking rows. Canopy trees are absent on the western parking row adjacent to Market Street and along the western end of the parking row facing Gordon Road.**
 - **Please show compliance with the 20% shading requirement above. Please show calculations using the requirements listed in Sec. 18-481:**
- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.
 - **Comment: Street yard buffer dimensions are not shown on the plan. Please provide the street yard depths and calculations meeting the requirements in Sec. 18-477 – Table II.**
 - **Comment: Street yards shall be required along all street frontages. For sites with two (2) or more street frontages, only the primary street frontage must contain the full amount of street yard as indicated in Table II; all secondary street frontages shall contain one-half (½) the required square footage amount as indicated in Table II (see Sec. 18-477g). Please identify the primary street yard.**
- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.
- Sec. 18-483: Parking area screening is required.
 - **Comment: A low buffer is permitted to be incorporated with the street yard buffer provided the street yard is fifteen (15) feet or more in width. Please show a 15' buffer on the plans to allow for the low buffer to be incorporated into the street yard.**
- Sec. 18-490: Foundation plantings are required.
 - **Comment: See Sec.18-490**

Notes:

- Update City of Wilmington zoning and signage contact information. Include general numbers rather than staff members.