

To: Rob Balland, PE Paramounte Engineering, Inc.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 10/22/2018
Re: Wilmington Municipal Golf Course TRC REV2

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:
 - Provide figures similar to spreadsheet for the lot coverage calculation the proposed building area was not on the plan.
 - Please add the storage shed area to the plans as the other structures have listed, is this in the lot coverage calculation?
 - Add height of all structures
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination.
 - Parking maximum for uses without a maximum is 150% the minimum (75 per 18-528(d))
 - TRC can approve 25% over the maximum (94 maximum). *The letter submitted can suffice to allow for the 94 spaces. There still needs to be justification for the additional 43 spaces, can other uses on the property be used for this calculation? Restaurant space? Other park areas for the First Tee group? Can further discuss on phone if necessary.*
 - Shown at 43 over the maximum
- Please clarify the flood note is for the project boundary only on the site plans
- Dumpsters are shown in the required setback, please relocate.
 - Height for enclosure must be 8' per 18-504 with living and non-living materials to screen from adjacent residential. Add to landscaping plan
- All outdoor storage areas require screening from the residential area.
 - How tall is the concrete block area around the sand piles?
 - See 18-502 for standards on screening and add to landscape plan
- 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 Comments

Street Yard:

- Required on both street frontages, Pine Grove Drive only for the project area as shown on C-2.2. Pine Grove Drive can be the secondary street frontage with ½ the required area.
- Please move the shrubs out of the proposed sidewalk
- Donald Ross Drive was measured only at 22' with the scale provided, please draw wider to match existing conditions 24' as indicated on the calculation
- Provide the sidewalk area in the street yard, only 15% of the required street yard shall be covered with impervious surface.

Buffer Yard:

- On AC1.0 Provided by Sawyer Sherwood and Associate Architecture there is a 20' buffer labeled surrounding the project area in the required areas, this is not reflected on L-1.0
- Is the buffer intended with 20' full Code requirement?
- If a reduced buffer is proposed the standards for the screening are in 18-499, 10' in width with 8-10' fence
- The reduced buffer is allowed on the entire project site based on the expansion table, ½ the required with (10') and a fence.
- Please indicate on the plan where the 20' is intended with full opaque landscaping plantings and where the buffer is reduced to 10' with a fence.
- Please note that no activity may take place in the buffer and if a 20' buffer is proposed near the sand storage area and parking facility these items may need to be moved out of the buffer
- In areas that may need to be supplemented please add the note: *Existing plant material shall be used to meet buffer requirements. Where existing or proposed vegetation fails to function as adequately required, the City of Wilmington site inspector reserves the right to require supplemental plantings in addition to those shown on the landscape plan based on actual field conditions.*
- The photos submitted October 2, 2018 by Sawyer Sherwood and Associates will be used as reference for this project.
- Add DBH to plan of any existing vegetation within the buffer yard greater than 8"

Parking Lot Landscaping:

- Provide parking islands on the end of every parking row within the project boundary area (add to the handicap row and the 3 new rows proposed near the Pine Grove driveway)
- The 20% shading is still required, please update calculation
- The 8% is legacy language from the Code that may not be applicable here.

Tree Removal

- Credit cannot be granted for trees in buffer area (18-448 (6))
- Provide credit calculation for the figures shown on the landscaping plan, use Table 1 in 18-448 for guidance on credit for preserved trees
- Show mitigation calculation for each tree species using 18-460
- Mitigation trees can't be street yard buffer or interior parking required trees
- The 23" pine does not need to be mitigated, it is under the proposed building footprint and the lot coverage is under 25% (18-461).
- The other cluster of trees in the proposed parking area is beyond the essential site improvements and must be mitigated

Foundation Plantings

- Add foundation plantings for new buildings adjacent to the internal parking areas