

**To:** Matt Scharf  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File; Charlie Cazier  
**Date:** 10/15/2013  
**Re:** Planning Review

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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. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines.
  - A recombination of property to merge the two parcels is required prior to release for construction.
    - Keeping this in as a reminder to be completed.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- A tree preservation/removal permit is required
  - I don't see that the fee was paid. Needs to be paid before I can approve the permit.
  - Show tree protection fencing for all trees.
  - I am concerned in the 12-inch oak to the south will survive construction. May need to show to be removed.
- 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.

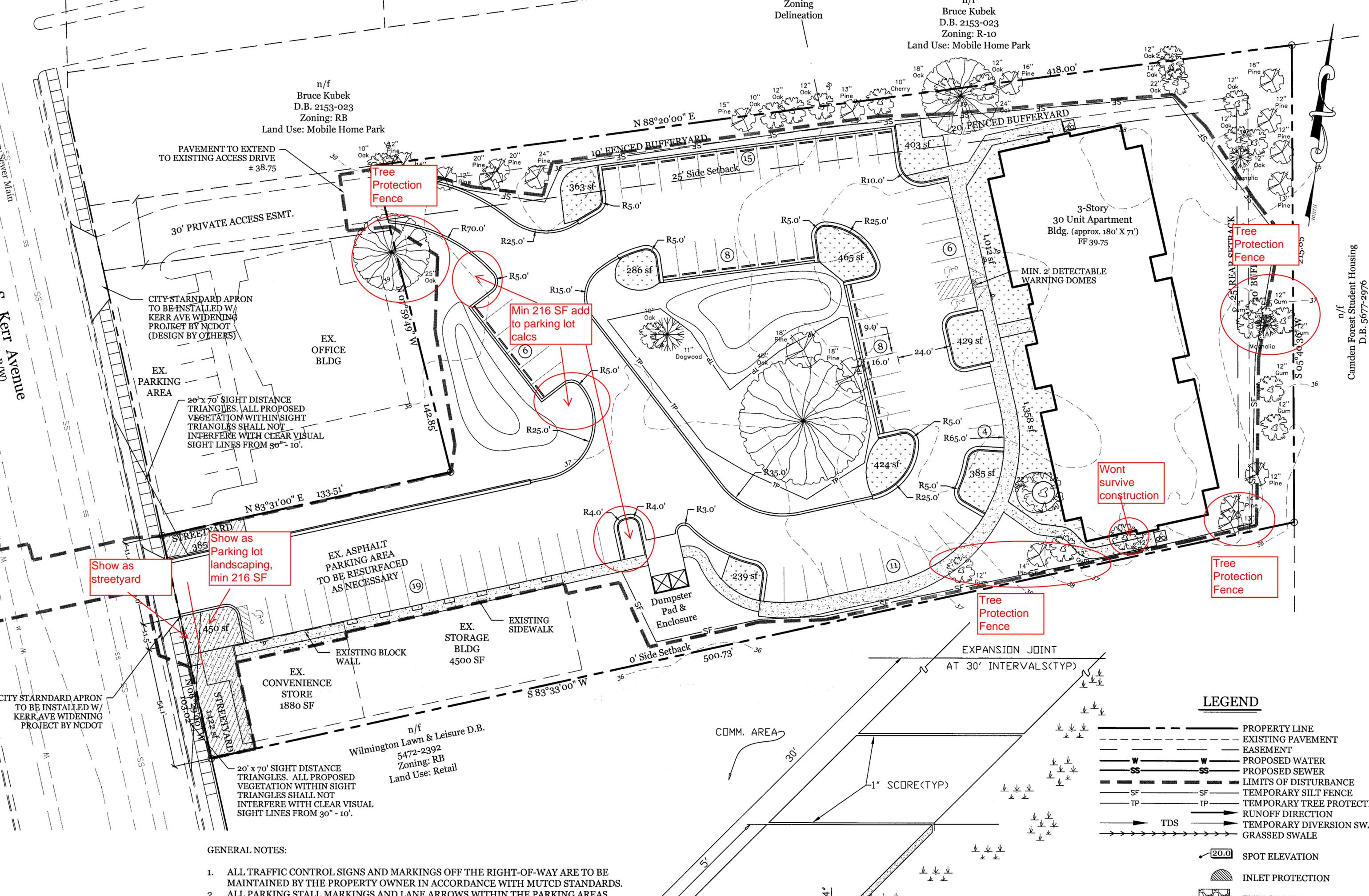
CDMU Requirements:

- The dwelling units shall be part of a mixed use development established to provide innovative opportunities for an integration of diverse but compatible uses into a single development that is unified by distinguishable design features with amenities and walkways to increase pedestrian activity. Such a development shall be in single ownership or unified control of a property owners association.
  - Provide building elevations for all buildings on how this complements architecture and an integrated design.
  - All structures shall be fully integrated into the mixed use project through common design themes (including but not limited to lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, non-linear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.
    - Keeping this in until elevations are received.

- A conceptual lighting plan must be provided.
  - Show compliance on site plan with light pole locations and directional not to shine on to adjacent buffer zones.
    - Keeping this in about the lighting until plan is submitted.
- Multiple-family including townhouse residential and single family detached are only permitted in conjunction with 18-257 as listed in allowed uses.
  - Warehousing is not a permitted use within a CDMU project.
    - Is the parking calculations based on the new retail once the warehouse is abandoned?

Landscape Plan:

- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards, streetyards, foundation plantings and parking lot landscaping.
  - See Notes on attached redline of your plans.
  - Show provided streetyard in data table.



n/f  
Bruce Kubek  
D.B. 2153-023  
Zoning: RB  
Land Use: Mobile Home Park

11/1  
Bruce Kubek  
D.B. 2153-023  
Zoning: R-10  
Land Use: Mobile Home Park

n/f  
Camden Forest Student Housing  
D.B. 5677-2976

PAVEMENT TO EXTEND  
TO EXISTING ACCESS DRIVE  
± 38.75

30' PRIVATE ACCESS ESMT.

CITY STARNDRD APRON  
TO BE INSTALLED W/  
KERR AVE WIDENING  
PROJECT BY NCDOT  
(DESIGN BY OTHERS)

EX.  
PARKING  
AREA

20' x 70' SIGHT DISTANCE  
TRIANGLES. ALL PROPOSED  
VEGETATION WITHIN SIGHT  
TRIANGLES SHALL NOT  
INTERFERE WITH CLEAR VISUAL  
SIGHT LINES FROM 30' - 10'.

EX.  
OFFICE  
BLDG

Min 216 SF add  
to parking lot  
calcs

Tree  
Protection  
Fence

Wont  
survive  
construction

Tree  
Protection  
Fence

Tree  
Protection  
Fence

Show as  
streetyard

Show as  
Parking lot  
landscaping,  
min 216 SF

EX. ASPHALT  
PARKING AREA  
TO BE RESURFACED  
AS NECESSARY

EX.  
STORAGE  
BLDG  
4500 SF

EXISTING  
SIDEWALK

Dumpster  
Pad &  
Enclosure

EX.  
CONVENIENCE  
STORE  
1880 SF

n/f  
Wilmington Lawn & Leisure D.B.  
5472-2392  
Zoning: RB  
Land Use: Retail

20' x 70' SIGHT DISTANCE  
TRIANGLES. ALL PROPOSED  
VEGETATION WITHIN SIGHT  
TRIANGLES SHALL NOT  
INTERFERE WITH CLEAR VISUAL  
SIGHT LINES FROM 30' - 10'.

GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
2. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS

LEGEND

- — — — — PROPERTY LINE
- - - - - EXISTING PAVEMENT
- - - - - EASEMENT
- W W PROPOSED WATER
- SS SS PROPOSED SEWER
- - - - - LIMITS OF DISTURBANCE
- SF SF TEMPORARY SILT FENCE
- TP TP TEMPORARY TREE PROTECT
- → → → → RUNOFF DIRECTION
- TDS → → → → → TEMPORARY DIVERSION SW.
- → → → → GRASSED SWALE

20.0 SPOT ELEVATION

INLET PROTECTION