

To: Jim Cirello, Paramounte Engineering
From: Nicole Smith, Associate Planner; 910.341.1611
CC: File;
Date: 7/21/2020
Re: Oleander Commons Parking lot Expansion TRC Rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Nicole Smith	Planning, Plan Review	Comments below
Rich Christensen	Engineering	No comments
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments

Planning Review

Nicole Smith, nicole.smith@wilmingtonnc.gov, 910.341.1611

Comments:

- Show site triangle at internal drive entrance.
- Landscape plan will need to include minimum 20 foot buffer to the rear of the property. 10 feet shown on plan would require a memo for staff's review indicating a site constraint on the site. If this option is exercised, a fence is required and detail will need to be added to the plan. Adjustments to provided bufferyard calculations will be required if administrative relief is not approved.
- Outstanding tree removal violation will need to be resolved prior to Early Grading Release consideration. Notice was returned to COW.
- Provide details of any proposed compact spaces to ensure compliance with Sec. 18-529(c) (4)(b).
- Provide existing distance between parking facilities to ensure compliance with Sec. 18-482.
- Need dimensions of parking island located to the SE, near proposed driveway to ensure compliance with Sec. 18-481(a).
- Table III, Landscape Expansion Table in Sec. 18-510 for the parent parcel is triggered. Please provide calculations to ensure compliance. Required improvements include half the required streetyard, 4 % interior shading of existing, and 15 trees per acre.
- All new development requires full code compliance. Please provide calculations.
- Add adjacent land uses to plan set.

*Project Name: **OLEANDER COMMONS PARKING EXTENSION***

*Formal TRC Date: **07.23.2020***

*Reviewer Name: **Mitesh Baxi***

*Reviewer Department/Division: **PDT/Traffic Engineering***

- Wheel stops installation looks too close to the curbing. For all the parking spaces where the concrete wheel stops are provided please verify that 15.5' clear parking length must be available after installation of the wheel stop. The minimum requirement for the vehicle overhang is 2.5' including the width of the wheel stop. [\[Page 7-20 of CofWTSSM\]](#).
- Wheel stop is not required for accessible aisle.

A separate submittal is not required and the graphics may be revised with the final submittal.