

**To:** Jim Cirello, RLA

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

**CC:** File;

**Date:** 6/7/2019

**Re:** Oleander Commons

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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) (5): Additional information in the site data table as follows:
  - Revise Zoning: O&I-1(CD)
  - Revise required bufferyard provided in the site data table. Shown correctly on site plan ( minimum requirement is 25 feet based on height of proposed structure)
  - Off street parking calculations are correct. Reminder, retail in this location is limited to a maximum of 3,200 square feet total per Sec. 18-190(b)(23)
  - Update CAMA land use classification: Watershed Resource Protection
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. Recombination plat required.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Show proposed improvements to the public network along Oleander Drive.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Dumpster screening detail at a minimum.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
  - Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
- 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.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.

- A tree preservation/removal permit is required
  - Any proposed signage is permitted under a separate permit process and sign permit application. Please remove proposed signage from all relevant plan sheets.
  - Call (910) 254-0900 for sign regulation and permitting questions.
- 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.

Conditional District Conditions (CD-16-319):

- Show how stormwater pond is designed as an amenity per condition 12 of the signed ordinance.
- Exterior lighting plan compliance per condition 14 of the signed ordinance.
- Impervious surface calculations have increased from the approved City Council plan by 24, 991 square feet. Submit a request for an administrative modification per Sec. 18-89.

CDMU (Sec. 18-257):

- Elevations required.
- Show how the plan complies with dedicated tenant parking requirement.
- Conceptual lighting plan.
- Exceptional design submittal for proposed impervious surface required.

Landscape Plan to Include:

- The interior area calculations and plantings
- Buffer yard calculations and plantings
- Perimeter calculations and plantings
- Streetyard calculations and plantings
- Details of tree removal plan
- Parking area screening details