

St Mark – Mayfaire Entrance

TRC Planning Review 3/5/19

Brian Chambers, brian.chambers@wilmingtonnc.gov

Planning Comments:

- The 'not a thru street' sign should be placed closer to Eastwood Road, southwest of the roundabout. The new location of the sign doesn't seem to serve a purpose. Confirm placement with traffic engineering.
- Include existing and proposed impervious for each parcel on the plan set.
- Exceptional Design Narrative
 - *Site assessment:* You state the existing and the proposed impervious coverage is the same. I am not sure how that is possible with the improvements that are being proposed. Please explain.
 - *Site assessment:* The assessment shall list the names and qualifications of the persons who were primarily responsible for preparing any part of the assessment (Sec. 18-543 (a)(2)).
 - *Site assessment:* Site context maps shall be provided to show the relationship of the site to patterns of existing development and/or natural features on other properties within two thousand (2,000) feet radius around outside boundaries of the project site. The map must reflect an awareness of possible incompatibilities and illustrate potential opportunities for creating interconnected networks of streets, trails, habitats, and greenway lands (Sec. 18-543 (a)(6)).
 - *LID Techniques:* Identify specific small-scale techniques. Stating that a portion of the site remains pervious doesn't address this element (Sec. 18-543 (c)(2)(a.)).
 - *LID Techniques:* Identify locations of bio-retention areas (Sec. 18-543 (c)(2)(c.)).
 - *Scaled Criteria:* Please identify total impervious, the points necessary to allow the proposed coverage, and the total number of points satisfied.
 - *Scaled Criteria:* Please confirm that the 59 pervious parking spaces are equal to or exceed 25% of total impervious on the site (Sec 18-544 Table 1. H).
 - Can curb cuts be provided in areas where new curbing is proposed to allow for infiltration in islands and landscape areas?
- Show tree protection fencing around all trees shown that are not being removed.
- *Landscape Plan:* Streetyard multiplier for Non single-family uses in residential districts is '12', one tree and six shrubs are required per 600 square-feet of required streetyard; Parking area screening must be three feet in height at planting, provide plantings to the furthest extent possible up to the sidewalk; Bufferyard is required, plan shows 'by others'.
- *Landscape Plan:* Parking expansion on St Mark site triggers compliance with Table III in Sec. 18-510. Show plantings along Eastwood to verify compliance with streetyard standard.