

## **St Mark – Mayfaire Entrance**

*TRC Planning Review 12/28/18*

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### Planning Comments:

- Any changes/improvements to the St Mark site will require site plan/construction plan approval. This plan does not include the full extent of these changes. I am not sure how these improvements will tie into St Mark site without having the reconfiguration of their parking lot approved at the same time. We will need to talk this out to make sure everyone is on the same page and avoid any missteps in construction.
- If these will be run as separate projects will need to make sure improvements, impervious, etc. is captured on the St Mark plan once submitted.
- Add SUP and SRB approval conditions on plan.
- Add list of approved waivers from SRB approval.
- Provide sign at end of stub road indicating future connection (SRB Condition #6).
- Provide sign indicating road is not s through street until such time that connection to Mayfaire os complete (SRB Condition #9).
- Provide area for remnant parcel(s) created from ROW dedication so we can ensure that these parcels meet zoning dimensional requirements. At this point I believe there is only one new parcel located on the north side of the roundabout, adjacent to the church parking lot.
- Provide owner information for St Mark
- Provide signature blocks on all plan sheets
- Include Parcel ID for St Mark
- St Mark site is located in the Watershed Resource Protection Area. We will need to show compliance with impervious coverage for that site. See note above.
- A landscape easement will be needed for the shared buffer yard if adjacent owner intends to maintain it.
- New right-of-way will make the existing parking area near Eastwood Road (St Mark site) nonconforming. Landscaping will be required to the extent that it can be accommodated in this location.
- Show proposed tree removal with proposed improvements.
- Tree removal/preservation permit is required.
- Can Cherry Tree at corner be saved since we are pinching trail down in that location?
- A landscape plan is required.