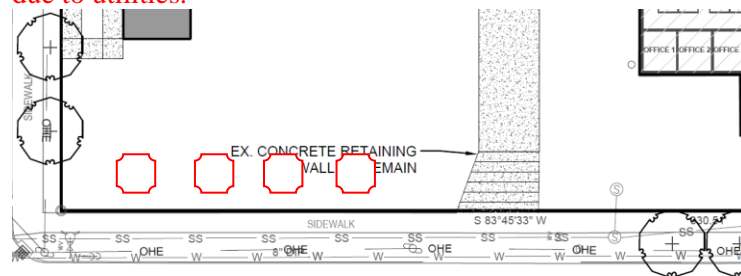


To: Rob Balland, PE
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 10/30/2019
Re: Tru Colors Brewery TRC Rev. 1

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 is the site data table as follows:
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - **Comment: Show how the 38 proposed spaces were calculated to ensure they meet the UMX requirements and do not exceed any required maximums for uses in Article 9.**
- Street tree plantings in below-grade planters shall be included in the public right-of-way at the rate of one (1) tree per thirty (30) feet of frontage. If the city manager determines there is no plaza or other space available for tree plantings in the right-of-way, or determines that the planting is problematic for the site, a payment-in-lieu of tree plantings, equal to the cost for the required trees, including materials and installation, shall be paid by the developer into the City of Wilmington tree improvement fund.
 - **Comment: Recommended that tree plantings be moved to the area behind the retaining wall since they cannot be accommodated along the street due to utilities.**



GREENFIELD STREET

- All new construction must adhere to the 10’ required build-to line [Sec. 18-204C(2)c].
- Surface parking shall be located to the side or rear of buildings or in the interior of a block and shall be prohibited in front of buildings. Surface parking shall not be located along rights-of-way except for alleys.

- **Comment: Surface parking must begin behind the front building façade closest to each property line. The parking area may need to be adjusted to ensure that all parking spaces do not encroach beyond a building façade. If unclear, please feel free to call me to discuss.**
- Surface parking lots visible from the public right-of-way shall be screened by permanent walls, shrubbery or hedges at least three (3) feet in height. If hedges or shrubbery are used, they shall be at three (3) feet in height at the time of planting and shall be maintained at three (3) to five (5) feet in height at all times.
- Trash containment areas shall be located within a building where possible.
 - **If trash containment, including areas for holding recycling, cannot be accommodated within a building, it shall be placed on the rear or side of the building and shall be completely enclosed and screened from view of public rights-of-way with an opaque fence or wall and/or plant materials, as approved by the technical review committee. The enclosure shall be at least one (1) foot taller than the highest point of the trash receptacle. Chain link and exposed concrete blocks are prohibited.**
- Show proposed lighting and note that light posts cannot exceed 12’.
- Provide elevations showing the new additions meet the design guidelines outlined in Sec. 18-204d.
- Please provide a breakdown of uses by square footage in the site data table.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- 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.