

To: Charlie Cazier, Intracoastal Engineering, PLLC
From: Nicole Smith Associate Planner; 910-341-1611
CC: File;
Date: 1/11/2021
Re: 240 Racine Drive

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	See comments below.
Jeff Theberge	CFPUA	See comments below.
Eric Seidel	Engineering	See comments below.
Anna Reh-Gingerich	Stormwater Services	See comments below.
Robert Bentfield/ Chris Walker	Fire	No further comments. Prepared to sign.
Mitesh Baxi	Traffic Engineering	Comments below.
Bill McDow	Transportation	Comments below.

Nicole Smith- Planning –

- Tree Removal Comments
 - Can the 12” and 16” Pines be saved in the island between the building and Racine Drive?
 - Please add a list of trees to be removed for easy cross reference to the tree removal permit, including damaged Palm.
 - Identify species of Cherry or utilize higher mitigation percentage of 75%.
 - The 8” Cherry inside the building footprint is exempt from mitigation.
 - Update tree mitigation calculations.
 - Provide tree credit chart to offset some of the required tree mitigation.
 - Identify the trees you are using for replacement trees.
- Landscape Plan Comments
 - Provide the details of the parking area screen per Sec. 18-483, including the minimum width of the low buffer or streetyard, if applicable.
 - Provide perimeter landscaping details per Sec. 18-482.
 - Provide islands at the ends of all consecutive rows of parking, including the parallel areas per Sec. 18-481(g).
 - Add calculations for required 15 trees/ac maintenance per Sec. 18-457(g).

Jeff Theberge-CFPUA-

- CFPUA will need a revised set of plans for approval and to release for construction.

Eric Seidel – Engineering -

- Provide a pedestrian access easement for gravel path located at the rear of the property.
- Forward DEQ Stormwater Permits to City Engineering once received.
- No Further Comments.

Anna Reh-Gingerich-Stormwater Services-

The 240 Racine Drive Office Building project drains to Smith Creek. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Smith Creek.

My comments:

1. Are there any other opportunities for tree save on the plan? Like Pine 16 in the landscape island? Trees would help provide stormwater, air quality, and energy benefits to the property.
2. Consider using pervious paving for the parking spaces where the soils allow infiltration. It will reduce the amount of stormwater generated on-site, while also soaking in stormwater from surrounding buildings and pavement.
3. I'd like to see more native plants incorporated into the landscaping. Could the dwarf yaupon holly be used in lieu of the Ligustrum recurve as well? For Breeze grass and miscanthus adagio, some great native alternatives would be pink muhly grass or switchgrass. Sweet pepperbush or inkberry could be alternatives for the "Ever Red" Loropetalum. These are just some examples, more options are available in this booklet: <https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to improve infiltration on-site.

Mitesh Baxi-Traffic Engineering-

BASE INFORMATION:

- Show and label an existing streetlight in front of the property on Racine Dr on existing conditions and site plan.
- Coordinate with Engineering division for any variance to the technical standards.

TECHNICAL STANDARDS:

1. Regardless if accessible aisles are flush or ramps are provided, detectable warning domes are recommended at the transition to sidewalk.
2. 'Do not enter' signage is recommended to restrict the traffic entering one-way drive aisle from the northern parking facility.
3. 'Do not enter' signage is recommended within parking facility to restrict egress movements of traffic from proposed one-way driveway off Racine drive.

Please let me know if you have any questions or if I can be of further assistance.

Bill McDow-Transportation-

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. The one way 16' driveway on Racine Drive must be marked as an One-Way Entrance only driveway to prevent conflicts.
2. Please reduce the width of the driveway to help vehicles recognize the driveway as a One-Way entrance.

3. Provide the auto turn movements for the site for Fire Engines, Rescue Vehicles, and Trash Trucks.