

To: Jim Cirello, Paramounte Engineering
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 8/6/2019
Re: CFCFI Parking Lot Addition

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:

- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Sec. 18-60 (c) (7): Recombination required prior to construction release.
- 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. According to the existing conditions page, the western property line borders a residential use. Therefore, a 20 foot minimum vegetative buffer is required and the proposed 5 foot sidewalk is not permitted.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street. Please add this data to the landscape plan.
- 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.

Section 18-258:

- Lighting Plan required.
- Provide width of the proposed streetyard and of proposed East Bay Ligustrum. Also requirement of Sec. 18-483 on the landscape plan.

Landscape Plan to Include:

- Why is tree removal proposed within the required streetyard? Prohibited per Sec. 18-456(c)
- Sec. 18-481(c): Up to 15% of a landscape island may be devoted to pedestrian walkways, as needed. Provide calculations.
- Sec. 18-482. Perimeter landscaping...Plantings shall consist, at a minimum of 1 tree of the size specified in section 18-48 every 18-27 feet. Provide calculations.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Based on the existing conditions sheet a bufferyard is required along the western property boundary. Please also submit a memo outlining the site constraint that would allow for the proposed reduced buffer along the eastern property boundary.

Tree Removal/Credits:

- Not all tree credits are applied in the chart.
- Credits applied equal 67 . Not 81 . $DBH > 24 = DBH / 6$ per Table I, Sec. 18-448.
- Several trees proposed for removal are located within required bufferyards and streetyards and are required to remain per Sec. 18-456(c)(d).
- Yoshino Cherry trees require 75% mitigation, not 50%. Mitigation is 4, not 2.66.
- Anticipate new comments regarding the proposed tree removal with the bufferyard application to the western property boundary.