

**To:** Zak Pierce

**From:** Nicole Smith, Associate Planner; 910-341-1611

**CC:** File;

**Date:** 11/30/2017

**Re:** Haynes Lacewell Police & Fire Training Facility

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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 in the site data table as follows:
  - Revise the rear setback. Adjacent to residential zoning, the required setback is 25 feet.
  - Provide impervious surface percentage to verify compliance with Sec. 18-60.
  - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
- Sec. 18-60 (c) (6): Show location of buildings (existing and proposed) and all proposed expansions. Please note approval of this plan is not approval for any future expansions to the structure.
- Sec. 18-60 (c) (8): Show direction flow, and soil erosion and sedimentation control measure. Add capacity needs for water and sewer and ownership of utilities.
- Sec. 18-60 (c) (12) (13): Show land use for properties adjacent to subject property including across the street.
- Sec. 18-504: Add note that the waste disposal method proposed is roll out cans.
  - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
- A tree preservation/removal permit is required
- Submit a parking study to ensure compliance with Sec. 18-528(g).
- Staff encourages preservation of streetyard area along proposed Independence Blvd. Extension.

Landscape Plan to Include (Sec. 18-462):

- Clearly identify trees to be removed as significant or regulated to assist with mitigation calculations.
- Add the square footage of the two planting islands west of the building to verify compliance with Sec. 18-481. Also ensure a landscape island is located at the ends of all parking rows and within rows to ensure compliance with Sec. 18-481.
- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade

a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet).

Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.

- Add notation to the plan stating that impervious surface for the 9 foot section of the sidewalk is 1% of the streetyard area to ensure compliance with Sec. 18-477(b)(4)
- Add note to the plan that ensures a 20 foot landscape buffer is preserved along the eastern property line.
- Sec. 18-462 (d) (8): Show location and square footage of structures and parking lots on landscape plans.
- Add note detailing the existing vegetation may be supplemented in required buffer yards to ensure 100 % opacity.
- Also, future submittals to Planning do not need to include CFPUA sheets.