Memo

To:	Jams H. Fentress, PE
From:	Nicole Smith, Associate Planner; 910-341-1611
CC:	File;
Date:	4/8/2020
Re:	Cape Fear Solar Systems

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) (4): Show title block with name of development, verify name of owner > NHC Tax has Le Dome Holdings LLC as the current owner. Te address is also listed as 910 S Front St, not 901.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
    - Setbacks of Building (required and proposed). Add proposed setbacks to site data table. Difficult to read with all of the layers on site plan.
    - Building size with square footage. Provide square footage of all buildings.
    - Calculations for building lot coverage
    - Number of units
    - Building height. Some buildings only have the number of stories.
    - Number of stories and **square feet per floor**
    - Off street parking calculations, including required amount of parking, UMX does not have a minimum parking requirement and proposed amount of parking and the basis for determination. The maximum parking for each use will still apply. Please provide a breakdown on the square footage of each use.
- 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.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Provide details of the wood fence.
- 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. Zoning and land use appear to be missing from some of the adjacent properties.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
    a. A description of the proposed uses to be located on the site, including quantity and type of residential units, if any.

      b. The total land area of the site, and the total floor area and ground coverage of each proposed building and structure.

      c. Method for handling solid waste disposal.

- Show bicycle parking compliance.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
  - 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.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- An updated tree preservation/removal permit is required for site work. Current permit is a separate project boundary and is for excavation purposes only.
- 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.

Landscape Plan to Include:
- Provide the minimum square footage of required islands per Sec. 18-481(a).
- Street tree calculations. There is no streetyard requirement in the UMX.
- Foundation planting calculations.
- Dumpster screening details. Landscaping noted. Need details of enclosure.
- Sec. 18-462 (d) (3): Provide tree removal plan for assistance in verifying proposed mitigation.
- Sec. 18-462 (d) (5): Provide calculations of required bufferyard.
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Sec. 18-462 (d) (10): Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all-natural vegetation to be used part of the buffer.
- HPC approval is required for removal of the retaining wall. Please coordinate with Dawn or Jeff.

UMX (Sec. 18-204):
- Provide all building heights and setbacks from single family zoning adjacent properties.
- Provide the number of multifamily units proposed to ensure density is code compliant.
- Provide screening details of surface parking lots, visible from the right-of-way
- Elevations to ensure code compliance
- Sidewalk width on 2nd Street
- Trash screen details.
- Chain link fencing is prohibited.
- Bicycle parking compliance based on the variety of uses proposed.

Special Use Permit (SU-6-1119:
- Add conditions to the plan set.
- Provide the square footage of the warehouse structure to ensure compliance of condition 6.
- Add notation with regard to the limited hours for deliveries per condition 8.
- Add details of the required vegetative buffer established in condition 9.
- Add notation regarding site lighting per condition 11.
- Add details of NCDOT project U-5734 per condition 11.
- Reminder all construction must be completed within five years of initial construction approval per condition 12.
- Concerns with provided setback for showroom and office. Council approved plan shows a setback of 10 feet off Front Street.

- Elevations are required per condition 4.

Tree Removal Plan:
- Is it possible to save the 10" Cedar, 13" Maple, 24" Oak, 15" Maple, , 2-36" Oaks, and 40" Oak adjacent to the R-3 zoning to provide a buffer?
- 36" oak located in the building footprint of the two-story multifamily building may require mitigation. I need building lot coverage calculations to determine.
- Is it possible to shift the driveway apron and save the 26" Oak. Its significant and requires mitigation for essential site removal.
- Is it possible to save the 12: Cedar and 26" Oak along 2nd Street. Transplanting could be beneficial for tree credits.
- Provide mitigation calculations and tree credits.