

To: Jennifer Williams, Cape Fear Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 1/2/2018
Re: Corning Credit Union

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:

- Include property owner address and phone information on plan
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Calculations for building lot coverage
 - CAMA land use classification
 - Address updated to: 3705 Federal Park Drive (per Addressing Coordinator email)
 - Include number of bicycle spaces proposed
- 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. (include information for parcel across S. 17th Street)
- 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.
 - Provide architectural plans as referenced or show the screening on the site plans
- A tree preservation/removal permit is required if trees will be removed from subject properties. Provide tree survey to determine tree removal for essential site improvements.
- Provide architectural details for generator enclosure, dumpster pad and first floor permeability changes to the elevations as conditioned in the rezoning
- All conditions of conditional rezoning will be applied once City Council finalizes recommendation. Please provide these conditions (when approved) on the site plan.
- 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:

- Project owner and mailing address.
- Approximate locations, species, and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- Note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- All existing and proposed utilities and if applicable, their associated easements.
- Location and square footage of structures and parking lots.
- Label the ATM on Landscaping Plan
- Label Adjacent zoning districts.
- Approximate locations of all trees greater than eight (8) inches DBH within required buffers and of all areas of natural vegetation to be used as part of the buffer.
- Approximate location of all existing protected trees clearly indicating those to be retained and those proposed for removal and all trees to be planted on site to meet any mitigation requirements.
- Label all sight distance triangles.
- Need to verify species submitted with City Arborist that are not listed in the Technical Standards Landscaping Section, please use this for selection of materials.
- Street Yard Landscaping (18-477)
 - The multiplier does not have to equal the width. For example, primary street yard 1: width can range from 9-27 feet, not required at 18 feet.
 - Please provide lengths/clarify length of road frontages, used CS100-102 numbers to check the calculation
 - Secondary street yard B: need length for BOC for 2 driveways on Federal Park Drive, calculated 218.21 feet is the length without driveways
 - Secondary street yard C: 218.21 feet is the length on CS100 and 108.38 is the length on L-1
 - Primary Street Yard 2: calculated length at 147.17 feet from CS100, 166.84 feet is used for L-1
 - Contents of Street Yard
 - Shrubbery figures for Street Yards B, C and 2 required at 6 shrubs per 600 SF, if the areas change based on comments above the contents change. Currently plan does not meet requirements based on the area provided, please re-check
- Interior Parking Area Landscaping (18-481)
 - Provide area of all planting islands on L-1
 - Provide area for impervious sections of landscape islands (up to 15% allowable for pedestrian walkways)
 - 20% of the parking area must have canopy coverage (25% was calculated on plan)
 - Is the impervious used (62,732) for parking area landscaping including both parcels? CS101 and CS 102 parking area impervious: $13,654+52,431=66,085$
- Perimeter Landscaping (18-482)
 - Calculations are correct, cannot locate all of the proposed trees within the 10ft width.
 - Trees cannot count for both perimeter landscaping and interior area credits
 - Required adjacent to buffer yard : *If a buffer yard or street yard is required in accordance with the provisions of this ordinance then the ten (10) foot width may be included as part of the buffer yard or street yard.*
- Parking Area Screening (18-483)
 - Shrubbery presented appear in compliance with standards.
- Foundation Plantings(18-490)

- Height for structure as listed on CS 101 is 45 feet maximum in the O&I-1, does not match L-1.
- Include foundation plantings on street yard B side of the structure as it is adjacent to an internal drive isle
- Foundation plantings required around ATM
- Buffer Yard (18-498)
 - Please clarify the width of buffer yard intended, CS102 states 25 feet L-1 states 20 feet. Required 20 feet wide.
 - Spacing should be varied from straight lines, clustering/random spacing is encouraged.