

To: Jennifer Williams, Cape Fear Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 2/1/2018
Re: Corning Credit Union TRC Rev2

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 is the site data table as follows:
 - Calculations for building lot coverage: Maximum lot coverage in the O&I-1 is 40% (please update on plan). As submitted $12,752/45,028=28\%$
- Add note regarding fence height of dumpster and enclosure for HVAC (submitted renderings meet zoning requirements but are not part of the plan set to be signed, need to include on a signature page)
- 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.
 - Please submit any received
- Architectural to meet condition #4 of conditional zoning district
 - Working with Becker Morgan Group, Inc. to update elevations

Tree Protection Permit

- On lot 5, the cluster internal to the site, does this have 2 or 3 12" pines? Please verify labeling on CD 102.
- Regulated trees within the area of disturbance necessary for essential site improvements do not require mitigation given that the applicant has designed around trees in order to retain as many trees as practicable. Correct as written on plans, however:
 - Essential site improvements is defined as not to exceed the midpoint between minimum and maximum parking spaces, this project midpoint would be 150 spaces.
 - Recommended to preserve the regulated trees for removal on lot 5 that could be on an internal landscape island ((2) 12" pines, 14" pine, 8" oak)

Landscape Plan:

- Add a column for tree type (canopy, understory, etc.) to the planting list to determine which trees are intended to fulfill specific requirements (see note in interior parking landscaping review)
- Location and square footage of structures and parking lots.
 - Cannot located where the area of the structures is added nor the parking area from the last revision.
- 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.
 - Is there any way to preserve the regulated trees for removal on lot 5 that could be on an internal landscape island? ((2) 12" pines, 14" pine, 8" oak)
- 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. As submitted the area designated as street yards meet the requirements but each area does not need to have the word "wide", width can range from 9 to 27 feet for street yard area.
 - Street yard 1
 - 56 shrubs provided? 47 noted as proposed, please verify. Meets standards legend may need to be adjusted
 - Street yard B. Because the length calculation is not matching what I had used on the other pages, 1 additional shrub required. Please verify the length used to calculate. The figures I used below came from CS100 (176.86 feet total) and CS 101 (27.5 and 30 ft for driveways).
 - $176.86' - 27.5' - 30' = 119.36' \times 9 = 1,074.24$ SF total
 - $1,074.24/600 = 1.79$, 2 trees (correct as submitted)
 - $1.79 \times 6 = 10.7$, 11 shrubs (need to add 1 more shrub to the 10 in legend)
 - Street yard C
 - Located 4 trees (proposed lists 3)
- Interior Parking Area Landscaping (18-481)
 - Interior area landscaping requires 1 tree for every 216 SF island and double planting islands (432 SF) as 2 mature shade trees or 1 canopy tree. Larger than 432 SF requires additional trees in increments of 1 tree for every 200 SF for smaller shade trees or 1 tree per every 400 SF if installing canopy trees. Please provide the type of tree in the plant list (canopy, understory, etc.) to ensure compliance with the contents of the islands, especially the larger landscape islands.
 - Add area of landscape island adjacent to the 8" cedar
 - Add the area of landscape island adjacent to intersection of Federal Park Drive and S. 17th Street
 - Add area of landscape island adjacent to dumpster
 - Provide the area of the pedestrian pathways in the landscape islands: up to 15% allowable area for pedestrian walkways as needed
 - Counted 19 trees in lot 5 alone on parking area islands, ensure the canopy calculation includes both lots
- Perimeter Landscaping (18-482)
 - Please note on the plan that the perimeter landscaping is included in the required buffer adjacent to the residential zoning district
- Parking Area Screening (18-483)
 - On secondary street yard A: The buffer shall be a minimum of 5' in width, can be incorporated in a street yard provided the street yard is 15' in width or more. The parking area screening appears to only be 2' (please verify) and the street yard is 9' as drawn.
 - Creative standard cannot be used to satisfy street yard (Ordinance condition #12)
- Foundation Plantings (18-490)
 - Provide calculations in the legend for:

- Area of the building facing secondary street yard B for the foundation plantings
 - Area of the ATM calculated for foundation plantings
- Buffer Yard (18-498)
 - Spacing should be varied from straight lines, clustering/random spacing is encouraged.
 - Add Note: perimeter landscaping is included in the buffer yard.