

To: Jennifer Williams, Cape Fear Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 4/11/2018
Re: Corning Credit Union TRC Rev3

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.

Tree Protection Permit

- Each tree for removal requires its own calculation for mitigation per 18-520 Table IV. Please update L-1
- Need type of magnolia (6”), oak (8”) and pine (all) for the mitigation calculations
- Mitigation is required for the 5 spaces over essential site (essential site improvements = 150 parking spaces, provided 155)
- Use the credit for existing to be retained (chart below) for justification of additional trees, unless these trees are counting toward specific code requirements
- 18-460 (h) *Any mitigation trees required as a result of removal of protected trees shall not be counted to meet the requirements of the street yard, buffers or interior parking requirements. These trees must be in addition to any tree required by the ordinance.*
- Credit for existing needs to be on plans (per 18-448 Table I)

Size	Tree	Credits
8”	Cedar	2
2”	Magnolia (3)	3 (each worth 1)
6”	Magnolia	2
8”	Magnolia (3)	6 (each worth 2)
12”	Pine	3
	Total	16

Landscape Plan:

- Street Yard Landscaping (18-477)
 - Street Yard A
 - Landscape Legend states width = 4.5’, drawn at 9’
 - Based on this site and previous meetings/emails (2/5), the parking area screening cannot fit within the street yard therefore they must be stacked on top of one another (added together).
 - Street yard does not have any trees within 4.5’ of the property line
 - Parking area screening must be minimum of 3’ in height, amend LCD size and specs (included at 18”, needs to be 36” for the shrubbery counting toward parking area screening) See 18-483
 - Street yard C
 - Still locating 4 trees on site plan (proposed lists 3)
- Interior Parking Area Landscaping (18-481)
 - Please recheck canopy calculation to include both lots: Calculated +/- 55 trees

- Up to 15% of landscaped island may be devoted to pedestrian walkways as needed, several are over 15%. Please adjust
- Parking Area Screening (18-483)
 - See comments on Street Yard A
 - Parking area screening can be combined with street yard 2 as it is wide enough
 - The shrubbery must be 3' in height at planting to count for parking area screening (see street yard A comments). Please amend the LCD size & specs
- Foundation Plantings (18-490)
 - Does the 257 include both west and south portions of the building on lot 2? Both sides need the foundation plantings