

To: Robert Balland
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 1/7/2021
Re: Garris Road Lot 3 Boat Storage

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Nicole Smith	Planning, Plan Review	Comments below.
Mitesh Baxi	Traffic Engineering	Nothing further. Prepared to sign.
Bill McDow	Transportation	Comments below
Richard Christensen	Engineering	Comments below.
Chris Walker	Fire	Nothing further. Prepared to sign.

Planning, Nicole Smith-
Site Plan Comments:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Number of stories and square feet per floor
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. Update parking determination to be consistent with mini-warehousing use. Current version accommodates for office parking only. Additional square footage needs to be parked 1/5000 sq. ft. Show loading space details. 2 required based on proposed square footage. **Repeat comment.**
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. A recombination will be required. **Repeat comment.**
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. **Repeat comment.**
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material. **Repeat comment.**
 - 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.

Landscape Plan to Include:

- Interior parking area. Please provide the size of all required islands to ensure compliance with Sec. 18-481. **Repeat comment.**
- Tree removal, mitigation calculations, and credits. **Repeat comments.**
 - a. 5” Cherry not included in tree preservation chart.
 - b. Tree Credits =95, not 94 with Cherry.

c. 7" flowering trees are not significant (i.e. 2, 7" Magnolias and the 7" CHL is exempt from mitigation) per Sec. 18-456(b).

d. 100% Mitigation rate is 27, not 36

e. 50% Mitigation rate is 24, not 31

f. Total mitigation required is 51, not 67

- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Add land use and zoning of adjacent properties to the plan to ensure no buffers are required or perimeter landscaping is triggered. **Repeat comment.**
- Sec. 18-481I states a maximum impervious of 15%. Landscape plan shows 20%. I believe the reference is to the canopy but reads impervious surface. **Repeat comment.**
- I only see 2 LO call outs on the plan, schedule calls for 4. **Repeat comment.**
- Add note: Plant minimum sizes are required to be consistent with Sec. 18-448(2). I agree with the proposed planting sizes, but there have been concerns about the minimum 2" caliper also being acceptable at time of certificate of occupancy. **Repeat comment.**
- Foundation Plantings round up based on calculations. N requires 1162 sf and E requires 970 sf. Add plants for the south and west adjacent to the drive aisle or provide explanation for exemption. **Repeat comment.**

Transportation Planning, Bill McDow:

- Please revise "No Fire Access" pavement marking to "No Parking-Fire Access".
- No further comments.

Engineering, Richard Christensen:

Engineering has reviewed the plans for the Garris Road Lots 1, 2 and 3R project submitted October 9, 2020 and have the following comments:

Stormwater Narrative

1. Provide a brief summary of impervious that has been built on Lots 1 and 2 and what is proposed for Lot 3R to demonstrate compliance with permitted BUA allocations.

2. **Project Narrative:** The site consists mainly of Murville (A/D), Torhunta (C) and **Stallings (C)** soils.

3. Proposed Stormwater Control Measure:

a. The city will only require pre-post for the 10-year design storm since there is an existing SW permit and 10-year pre/post was the water quantity requirement when originally permitted.

b. Pre-Developed Drainage Area Overall (Node 1S): Because there is an existing SW permit, the pre-developed drainage area will need to be done as woods in good condition. Pre-development will not be allowed to reflect present day conditions. And as previously stated, pre-post will only be required for the 10-year design storm.

4. 10-YR HGL Calculations:

a. Shouldn't there be line for the pipe run from DI 1 to the existing SDMH?

b. RD 7 and RD 14 do not have drainage areas? Why is that?

c. DI 12 has a drainage area of 0.22 acres. It would appear that the drainage area information on DA-1 (Inlet Drainage Area Map) is not shown.

5. **NCDEQ Wet Retention Basin Worksheet:** The Avg. Depth and required SA/DA ration appear to be incorrect. The Average Depth calculation submitted is using V_{pp} and A_{bottom} of shelf values that aren't consistent with the stage-storage calculations. Average depth appears to be over 5 feet with a SA/DA ratio closer to 3. Please verify.

6. Pond Routing:

a. Revise Subcatchment 1S: PRE DEV to reflect the woods in good condition.

b. Resubmit the 10-year pre-post to show compliance.

c. No need to route anything through the existing pond. That analyses can be omitted. Just route through the revised pond.

Design Documents

7. C-3.1: Show and label the 10' maintenance access and the 5' landscape zone around the perimeter of the pond as required by the technical standards (g and h on page 5-8 of the TSSM).

Please submit the revised plan sheet, stormwater narrative, calculations and any other supporting documentation to Engineering for additional review. Please call or email if there are any questions. Thank you.