

To: Zak Pierce

From: Nicole Smith, Associate Planner; 910-341-1611

CC: File;

Date: 2/9/2018

Re: Haynes Lacewell Police & Fire Training Facility

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 in the site data table as follows:
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
- Sec. 18-60 (c) (8): Show direction flow, and soil erosion and sedimentation control measure. Add capacity needs for water and sewer and ownership of utilities.
- Submit a parking study to ensure compliance with Sec. 18-528(g).

Landscape Plan to Include (Sec. 18-462):

- Clearly identify trees to be removed and preserved to assist with mitigation calculations.
- Add the square footage of the planting island west of the building to verify compliance with Sec. 18-481. Also ensure a landscape island is located at the ends of all parking rows and within rows to ensure compliance with Sec. 18-481.
- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan. Math doesn't add up for the total square footage of canopy provided. Canopy trees are miscalculated.
- Please provide the calculation of impervious area located within the required streetyard to ensure compliance with Sec. 18-477(b)(4).

- Foundation plantings are required around the entire perimeter of the building because it is all adjacent to parking areas or internal drive aisles. Please update the requirement and provide additional plantings.
- Remove the notation regarding the interior landscaping requirement of 8%. This regulation is no longer accurate.
- Add note to the plan that ensures a 20 foot landscape buffer is preserved along the eastern property line.
- Add note detailing the existing vegetation may be supplemented in required buffer yards to ensure 100 % opacity.
- Remove perimeter landscaping reference in the site data table on Landscape Plan.