

To: Glenn Medlin, CLH Design, P.A.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 3/8/2018
Re: New Hanover County Health and Human Services Building

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:

- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Please add scale to C0.1
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Tax Parcel Identification Number
 - Setbacks of Building (required and proposed)
 - Total amount of acreage within the project boundaries
 - Gross floor area shown as 2 different figures: update parking calculations to match the 94,560 SF
 - Add the calculations for building lot coverage
 - Number of buildings
 - Building height
 - Add reference to SU-6-118
 - Total amount and percent of impervious surface areas
 - CAMA land use classification: add conservation area
 - Parking calculation
 - Utilize professional office use for the parking standards
 - Minimum and maximum parking calculation changes for 94,560 SF gfa
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning and land use for properties adjacent to subject property including across the 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. Contain living and non-living material

- Will the overhead power lines be removed? (northwest & southeast portions of site) If an energy easement or power line exists on site, please provide written letter of no objection referencing the same plan sheets as submitted to the Duke Energy.
- Label the wood walk to the adjacent property on all sheet pages.
- 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.
 - Provide documentation for FEMA Flood Area: no rise certification, elevation certificate, or LOMAR with the understanding that the preliminary maps are scheduled to become effective August 28, 2018

Landscape Plan

Landscaping plans shall be submitted before or at the time of application for the building permit for all development projects. These plans shall contain the following information.

- General
 - A tree preservation/removal permit is required
 - Please provide quantities and symbology in the plant schedule
 - Species need confirmation from City Arborist
 - Ensure all proposed understory trees are 8-10' in height and canopy trees meet minimum caliper
 - Clarify existing trees to remain and detail the tree protection fencing
 - 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.
 - Adjacent zoning districts.
 - Locations of any conservation resources associated with the parcel
 - Add flood zones to the landscape plan
 - Triangular sight distance.
- Street Yard 18-477
 - Greenfield street yard
 - Please specify the height of the existing crepe myrtles: need to be 8-10' in height per standards to count for street yard (understory/multi-trunk tree)
 - Only located 1 existing canopy tree (13" oak), 5" maple does not appear to be within the street yard
 - Driveway measured at 25' width, 40' subtracted from calculation
 - Secondary street yard 16th Street
 - Can subtract the driveways from lineal frontage figure
 - Is the proposed street yard intended to widen from the 9' to include the trees adjacent to the structure in Phase I?
 - Extend street yard plantings to include south of the southernmost driveway
 - Secondary street yard on 17th Street
 - There are no driveways drawn on 17th Street to subtract from the lineal frontage
 - Which 2 existing trees are intended to be included in the calculation? The plan identifies several gum trees that could be counted
- Interior Area Landscaping 18-481
 - If any of the other trees in required yards change based on comments above, shading may need to be recalculated
 - Please provide details for the ground on the landscape islands (species and amount to be planted) in the plant schedule chart
- Parking Area Screening 18-483

- Please detail the parking area screening for 17th Street on the landscape plan, the calculation is correct. Add the site wall to the plan if this is the method of screening to ensure compliance.
 - Need height of the Greenfield Street existing vegetation in the plant schedule (LSA) to ensure compliance
- Foundation Plantings 18-490
 - Please provide proposed contents from the Approved Plantings list for the foundation planting area (number and location of types)