



## 1. Fire

### General Issues

#### 4. Site Specific Comments

City of Fayetteville  
Jeff Olund  
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11/30/20 9:24 AM  
1 - TRC Review

- The fire department access road shall have a minimum width of 20 feet of clearance and shall reach within 150 feet of all portions of the exterior walls of the first story of each building. The 150 feet can be extended to 300 feet if buildings have sprinklers. Streets and/or drives in excess of 150 feet shall provide an approved turn-around for emergency vehicles. **As phased final plats are submitted temporary turn-around shall be required for street sections that are in excess of 150 feet.**
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- Fire hydrants shall be provided within 400 feet of all portions of the building as **measured by an approved route** around the exterior of the building. Buildings with an approved sprinkler system shall be allowed a distance of 600 feet. If this distance cannot be met a new hydrant shall be required to be installed.
- .
- Gated areas shall have a Knox box to allow for emergency vehicle access.
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- Developments shall comply with the Fire Flow requirements of Appendix B of the N.C. Fire Code; higher standards may be required by the providing utility. A request for a Fire Flow test can be submitted to the Public Works Commission (PWC). [Dean.carter@faypwc.com](mailto:Dean.carter@faypwc.com)
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- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided.
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- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.

There is already over 50 homes in this subdivision. This new 59 house development would need a second access road per Fay UDO 30-5.f.6

## General Issues

## 6. General Comments

City of Fayetteville  
Chester Green  
(910) 433-1497  
CGreen@ci.fay.nc.us  
11/30/20 2:35 PM  
1 - TRC Review

1. Coordination with PWC for landscaping and lighting plans, to confirm no interference with easements will be required. PWC approval of these plans will be required prior to TRC approval.
2. Street Trees required. Note to this effect should be located on Final Plats
3. In accordance with **Article 30-5.B.6. Tree Preservation** - Trees 30 inches or greater in diameter at breast height (4.5 feet) are considered Specimen Trees. The location of all specimen trees shall be noted on the plan along with their size. Removal of healthy specimen trees is discouraged and a fee-in-lieu of preservation is imposed (\$50 per caliper inch if removed or if the critical root zone is not protected during construction.)
4. **Article 30-2.C.9 Clear-Cutting Permit:** Do not remove any trees prior to final site plan approval. A Clear-Cutting Permit may be required if land clearing is to begin prior to site plan approval. If trees are improperly removed a fine and/or mitigation plan shall be required. A State Soil and Erosion Control Permit shall also be required prior to clearing the site.
5. **Article 30-5.B.7. Tree Preservation Incentives:** Saving existing trees may result in a reduction of open space dedication and/or may count toward required landscaping. A 300 percent credit for the preservation of the critical root zoned is available.
6. Tree protection areas based on a tree's critical root zone (one foot radius per one inch of tree diameter) shall be noted and drawn to scale on demolition, grading, erosion control, and landscaping plans. **Include the following information:**
7. PRIOR TO CONSTRUCTION:  
The contractor shall install and maintain, for each protected tree or group of trees fencing that encircles the outer limits of the tree(s) critical root zone to protect them from construction activity. All fencing shall be in place prior to any site work and shall remain in place until all exterior work is completed.  
PROTECTIVE FENCING:  
Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet high and supported at a maximum of ten-foot intervals, enough to keep the fence upright and in place. The fencing shall have a tree protection sign affixed every twenty feet and be clearly visible to the workers

## 7. General Comments

City of Fayetteville  
Chester Green  
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11/30/20 2:35 PM  
1 - TRC Review

6. **Open Space** Requirement: Residential sites (*greater than five acres to 20 acres*) - Fifteen percent of the site shall be dedicated as Open Space. A minimum of 10% shall be provided with at least 50% being usable for active or passive amenities and shall be planned and improved with those amenities. Indicate the location, square footage, and details of the area and the amenities on the plan. Payment-in-Lieu is available for the remaining 5% required Open Space, calculated at the rate of \$7,836 per acre. **See Article 30-5.C**
7. You may contact the County Tax Dept. regarding tax-exempt status of required open space areas – Michelle Faircloth or Jeff Benenhaley (910-678-7531 – 678-7559).
8. **Open Space: Usable:** Bus stop areas and Urban amenity areas count at 200% credit toward usable open space. Usable areas shall have access, shade, seating, and are required to be ADA compliant. Illustrate details of access, shade, seating, enclosures, and commercial-grade furnishings. **Non-Usable:** Open space areas are to be planted with a minimum of 24 trees per acre. Tree save areas and stormwater ponds may count toward open space. Reference: Bonus and Incentives **Section 30-5.C.4. For Final Site Plan approval** open space areas with details shall be required. Please include a table with open space calculations summarized for each area.

## 8. General Comments

City of Fayetteville  
Chester Green  
(910) 433-1497  
CGreen@ci.fay.nc.us  
11/30/20 2:36 PM  
1 - TRC Review

1. Street address numbers shall be assigned prior to building permits being issued. The builder shall post the address numbers (minimum 4") in full view of the street immediately upon beginning construction. (Please contact: Cumberland County Address Dept. 678-7666)
2. Street names shall be approved prior to final plats being approved. (Please contact: Cumberland County 678-7665)
3. The U.S. Postal Service requires cluster mailboxes in new subdivisions with 4 or more lots and in multi-unit buildings. In accordance with **Article 30-6.A.3.g. and 30-6.A.4** Centralized mail receptacle areas are required and must have a minimum setback of 4 feet from the curb. Cluster mailbox areas shall be approved by the USPS and the City Traffic Services to ensure that access does not impede traffic and that the area is handicap accessible. Cluster mailboxes shall be installed prior to final plat approval and/or a building certificate of occupancy being issued. (Contact: Margaret Blackann, Growth Coordinator, Mid-Carolinas District, Margaret.L.Blackann@usps.gov)
4. A final plat shall be required. The plat shall be recorded in the County Register of Deeds office prior to building permit application for any structure or prior to the sale of any lot in this development. A Plat Activation Form is required by the County to update the parcel coverage. (There is a \$50.00 fee for each final plat approval.)
5. The final plat shall indicate all required right-of-way, easements, open space area, tree save area, stormwater pond area, etc. The owner's signature shall be on the final plat.
6. A final plat where there are common areas shall contain the following disclosure statement: "All common area, tree save area, planted islands or medians, or other required landscaping areas shall be maintained in perpetuity by the owner or HOA and shall reference the deed book and page of the legal documents addressing these areas.
7. A note shall be on the final plat indicating that the street stub-out or dead-end street shall connect to the adjacent property in the future AND a sign shall be placed at the end of the street indicating: Future Street Connection.
8. The final plat shall indicate a shared access or a cross access easement and shall reference the deed book and page of the legal documents where the easement agreement is recorded.
9. A final plat where there are Private Streets shall contain the following disclosure statements:

"Any governmental agency personnel or equipment, or their designee, shall be granted perpetual access over any private street to accomplish any service or function for which the agency is responsible to perform."

"Any agency exercising its access rights shall have the same rights

and only such liabilities as it would have on any public lands, right-of-ways, or easements.”

“Street right-of-ways shown on this plat are for private use and have not been accepted for maintenance by the City of Fayetteville. It is City Council’s policy not to accept streets that do not meet public street standards, and such streets are to be maintained by an Owner’s Association”.

10. Every deed conveying a lot shown on a plat where there are Private Streets shall contain the following disclosure statement:

“It is the City of Fayetteville’s policy not to accept streets that do not meet public street standards. The street upon which this property abuts is a private street and the cost of maintenance shall be borne by either the grantee herein or an owner’s association as set forth in restrictive covenants applicable to this conveyance and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the Cumberland County Registry, which shall be covenants to run with the land.”

Any declaration of conditions and/or restrictive covenants required to be recorded shall contain provisions setting forth the ownership and responsibility for maintenance of any private street.

11. Revisions to plans shall require resubmission for review/approval).
12. Any future development shall be submitted for review/approval.

The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.

### 3. Zoning

## General Issues

### 1. General Comments

City of Fayetteville  
David Winstead  
(910) 433-1062  
dwinstead@ci.fay.nc.us  
11/24/20 3:57 PM  
1 - TRC Review

1. According to all the lot shown on the primary plans, they are meeting SF-6 (Single Family-6) dimensional standards. All the lots on the small portion of the property will have to meet SF-10 (Single Family-10) dimensional standards or have it rezone to SF-6. **See Article 30-4.D.3 and 30-4.D.4**
2. The proposed subdivision will have to connected to public right of way.
3. This review is not approval of subdivision signage, the location of signs shall not conflict with required landscaping. Signage requires the proper permit(s) and shall be obtained prior to the installation of any permanent signs. **See Article 30-5.L.**

[ Ver. 2 ] [Edited By David Winstead]

## 5. Engineering

### General Issues

### 2. General Comments

City of Fayetteville  
Fallon Rodriguez  
(910) 4331992  
frodriguez@ci.fay.nc.us  
11/30/20 9:10 AM  
1 - TRC Review

Your project requires an infrastructure permit, which requires a new application to be created. Please visit the link below to begin the application process.

**[Begin Infrastructure Permit Application Process](#)**

## 8. PWC Water

5. General Comments

Fayetteville Public Works  
Commission  
Tiffany Faulk  
9102234759  
tiffany.faulk@faypwc.com  
11/30/20 9:53 AM  
1 - TRC Review

1. PWC has delegated permitting authority from the State and will issue your water and sewer permits.
2. Water and sewer mains shall be extended in accordance with PWC's policy.
3. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC) along with landscaping plans and a copy of the electrical panel schedule. You may contact PWC for information on obtaining water and sewer services. (PWC – Water Resources Engineering, 910-223-4730)
4. No permanent structure shall be permitted within any utility or drainage easement.
5. No trees are allowed to be planted in PWC water and sewer utility easements. Non-invasive shrubs can be placed in the rear 5 feet of easements if necessary. Chet Green, can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**
6. Any existing water and sewer laterals not utilized must be killed out to the main.
7. A fire hydrant flow test may be required. As of July 1, 2019 the hydrant flow test fee is \$500. The application form is available at <https://www.faypwc.com/design-standards/>. The completed application form and fee should be submitted to Fayetteville PWC Customer Programs Call Center, 955 Old Wilmington Road, Fayetteville, NC 28301. Contact Dean Carter (910-223-4746, [Dean.carter@faypwc.com](mailto:Dean.carter@faypwc.com)) at PWC with any questions.
8. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.
9. Fire flow calculations shall be submitted to PWC for review. These calculations shall demonstrate the maximum flow available at the "worst case" hydrant while maintaining 20 psi on the PWC water system.

**3. General Comments**

Fayetteville Public Works  
Commission  
Zach Hall  
9102234527  
zachary.hall@faypwc.com  
11/30/20 9:12 AM  
1 - TRC Review

1. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC). You may contact PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910- 818-2250) The link to the PWC electric service standards is:  
[http://www.faypwc.com/wp-content/uploads/2014/03/electric\\_standards.pdf](http://www.faypwc.com/wp-content/uploads/2014/03/electric_standards.pdf)
2. A panel schedule shall be required.
3. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements.

Understory trees are allowed to be planted in PWC electrical utility easements. Canopy trees can be placed 15 feet off the center line of distribution lines and 25 feet off the center line of transmission lines if necessary. Chet Green, can provide a list of vegetation allowed within easement areas. **Existing and proposed PWC easements must be shown on the landscaping plan.**