

1. Fire

General Issues

7. Site Specific Comments

<p>City of Fayetteville Patrick Bradley 9104331323 patrickbradley@fayettevillenc.gov 3/1/24 3:55 PM 1 - TRC Review</p>	<ul style="list-style-type: none">• 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). Robert.turner@faypwc.com• Provide a secondary access or 13D sprinkler systems in all units.• Provide hydrant locations.
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2a. Chet Planning

General Issues

9. General Comments

City of Fayetteville
Chester Green
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3/11/24 10:25 AM
1 - TRC Review

1. Development must meet the standards of the conditional zoning.
2. 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)
3. Street names shall be approved prior to final plats being approved. (Please contact: Cumberland County 678-7665)
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. The owner(s) shall develop in accordance with the approved site plan, engineering plan, and utility plan. Deviation from the approved plan may result in additional submittals/approvals.
7. Revisions to plans shall require resubmission for review/approval).
8. Any future development shall be submitted for review/approval.
9. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
10. **Building orientation and elevation** information shall be required for Final Site Plan Approval. See **Article 30-5.G**: Single Family Design Standards.

A sidewalk with approved handicap ramps and striping shall be required from the public sidewalk system to the development per **Article 30-5.F.9.b.8**.

10. General Comments

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1 - TRC Review

1. For Final Site Plan Approval an **Exterior Lighting plan** for all new exterior lighting shall be required. **See Article 30-5.E**
 - All exterior lights shall be full cut off fixtures.
 - The Lighting Plan shall indicate the pole height (max. 20 feet in residential districts and OI, NC, MU, and DT districts, and no greater than 30 feet in LC, CC, BP and industrial districts.)
 - Maximum illumination measured in foot-candles at ground level at a property line shall not exceed the standards in Table 30-5.E.5
 - Light poles shall be located at least 15 feet from canopy and 5 feet away from understory tree trunks.
 - Any adjustments in the field need to comply with this standard and be approved by City staff.

11. General Comments

City of Fayetteville
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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. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**
 3. Street trees required
 4. Building landscaping required.
 5. **Recommended Plant Lists**
 6. A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
 7. Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
 8. Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
 9. Tree islands must meet minimum soil area requirements.
 10. Canopy trees require 274 SF of uninterrupted soil area and min. width of 10'.
 11. Understory trees require 180 SF of uninterrupted soil area and min. width of 7'.
 12. Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.
 13. All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.
2. Please add the following notes to the plan for the installer:
 3. Shrubbery is to be planted at least 30" from curbing and from end of parking spaces to prevent damage from car overhang.
 4. Shrubs installed as vehicular use screening are to be maintained at a min. height of 36"; Min. installation height is 24".
 5. Site lighting plans require lights to be a min. of 15 feet from trees. Any adjustments in the field need to comply with this standard and be approved by staff.
 6. Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible will be rejected. Do not cover the root flare with mulch.
 7. Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4" away from the trunk base.
 8. Any changes to the proposed plant schedule must be approved by the designer of record and staff. In cases where the plant schedule only includes the plant type and does not include the plant species, the contractor shall be required to submit to the City for approval, a detailed plant schedule and associated planting plan prepared by someone knowledgeable about plant material and design, prior to proceeding with installation.
 9. Property Perimeter Buffer - In areas where existing vegetation is to be used to satisfy perimeter landscape buffer, the City may

determine, after an on-site inspection, that additional planting is required to satisfy the required buffer.

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.

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1 - TRC Review

1. **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 \$12,038.96 per acre. **See Article 30-5.C.**

3. Zoning

General Issues

4. General Comments

City of Fayetteville
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3/13/24 9:20 AM
1 - TRC Review

1. Needs to meet dimensional standards for MR5
2. Lot dimensions must be annotated in order for staff to determine compliance.
3. Parking shall be provided in accordance with the Code; parking counts are based on the type of use; for eating establishments it is based on seating capacity. Please provide the necessary information for staff to determine compliance. An Alternative Parking Plan to reduce the number of required spaces may be an option, if necessary. **See Article 30-5.A.**
 1. All required head to head parking spaces shall be 9 x 20.
4. This review is not approval of the location of 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.
5. The Code allows for Alternative Sign Request under some reviews. **See Article 30-5.L.**
6. If you are not planning to begin development immediately you may wish to obtain a vested right to develop in accordance with the approved plan, request a Vested Right Certificate from the Chief Zoning Administrator. **See Article 30-2.C.19 Vested Right Certificate**
7. No Certificate of Occupancy Permit shall be issued until a zoning officer inspects the site and certifies that the site is developed in accordance with the plan and that all comments have been satisfied.
8. All development shall comply with the **Chapter 12 - Flood Damage Prevention** of the Ordinance.

[Ver. 3] [Edited By Sabrina McLaurin]

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3/13/24 9:22 AM
1 - TRC Review

1. Needs to meet dimensional standards for MR5/CZ
<https://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx#secid-9399>
2. MR5/CZ number of units - (max 125) <https://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx#secid-9399>
3. Conditional use is for # of unit not lot sizes
4. Will need to submit recombination to subdivision
5. Final subdivision plat needed prior to approval
6. Will have to meet 8,000 sq. ft. lot size. (4,000 per unit)
7. **Parking** shall be provided in accordance with the Code; parking counts are based on the type of use; for eating establishments it is based on seating capacity. Please provide the necessary information for staff to determine compliance. All required head to head parking spaces shall be 9x20.
8. This review is not approval of the location of 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.
9. No Certificate of Occupancy Permit shall be issued until a zoning officer inspects the site and certifies that the site is developed in accordance with the plan and that all comments have been satisfied.
10. All development shall comply with the **Chapter 12 - Flood Damage Prevention** of the Ordinance.

[Ver. 5] [Edited By Sabrina McLaurin]

General Issues

3. General Comments

City of Fayetteville

Michael Monge

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3/1/24 10:44 AM

1 - TRC Review

1. 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](#)

2. Your project is also in the Water Supply Watershed - Protected area. Impervious area must be limited to 70%.

3. Stormwater management facilities must limit the one-year and ten-year developed peak discharge rates to predeveloped peak discharge rates or to the amount that can be accommodated by the receiving downstream drainage system, whichever is **more** restrictive. (Sec. 23-28 of the Stormwater Control Ordinance)

4. This site is greater than an acre and requires an Erosion Control Permit. Please coordinate with NCDEQ and submit an approved permit prior to any land disturbance or issuance of the Infrastructure Permit.

[Ver. 2] [Edited By Michael Monge]

8. PWC Water

General Issues

2. General Comments

Fayetteville Public Works
Commission
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2/28/24 1:58 PM
1 - TRC Review

1. All projects are required to submit separately to PWC for review and/or approval. Submit required information through the PWC GeoCivix portal at <https://faypwc.geocivix.com/secure/>.
2. The Submittal Checklist and plans for the project are required to be included with the submittal to PWC. Additional documents that may be required are identified in the Submittal Checklist that is available at <https://www.faypwc.com/design-standards/>.
3. For projects requiring water and/or sewer main extensions, PWC has local delegated permitting authority from the State and may issue your water and sewer permits.
4. Water and sewer mains shall be extended in accordance with PWC's policies.
5. You may contact PWC for information on obtaining water and sewer services. (PWC – Water Resources Engineering, 910-223-4730)
6. No permanent structure(s) shall be permitted within any PWC utility easements.
7. Landscaping plan(s) shall be included in the submittal to PWC. 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 in addition to being shown on the utility plan(s).**
8. Any existing water and/or sewer laterals that are not utilized on the project must be killed out at the main in accordance with PWC requirements.
9. A fire hydrant flow test may be required as determined by the fire marshal's office. As of July 1, 2019 the hydrant flow test fee is \$500. Application may be submitted through the PWC GeoCivix portal at <https://faypwc.geocivix.com/secure/>.
10. The application form is available at <https://www.faypwc.com/design-standards/>. Contact Robert Turner (910-223-4746, robert.turner@faypwc.com) at PWC with any questions.
11. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.
12. A hydraulic analysis (i.e. fire hydrant flow calculations) shall be submitted to PWC for review as determined by the fire marshal's office. These calculations shall demonstrate that the required fire flow may be supplied by the approved fire hydrant(s), as determined by the fire marshal's office, while maintaining 20 psi residual pressure on the PWC water system.
13. For projects in PWC's electric service area, a copy of the electrical panel schedule shall be included with the PWC submittal. For additional information, please contact PWC Electrical Engineering at 910-223-4514.



8a. PWC Electric

General Issues

1. General Comments

<p>Fayetteville Public Works Commission Calvin Maykovich 9104831382 calvin.maykovich@faypwc.com 2/28/24 1:20 PM 1 - TRC Review</p>	<ol style="list-style-type: none">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.pdf2. A panel schedule shall be required.3. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements. <p>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.</p>
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9a. Traffic

5. General Comments

City of Fayetteville

Virginia Small

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3/1/24 3:50 PM

1 - TRC Review

2. Submit the **City of Fayetteville Street and Driveway Access Permit Application** (<https://www.fayettevillenc.gov/home/showdocument?id=8424>) to the City Traffic Services Division online by visiting <https://fayetteville.idtplans.com/secure/>. Application will be created as a **separate submission** in IDT from the original TRC submission and will **need to include** PDFs of both the **permit application and site plan**. Approval of the permit will be conducted online through IDT from the City of Fayetteville. **Payments** to The City of Fayetteville will also be **made online through IDT (*preferred*)** or by check (please contact City of Fayetteville Traffic Services staff person prior if you must pay via this method). Please note, paying offline may significantly slow down approval of the driveway permit. Driveway permits also will **not be approved until TRC has approved the final site plan layout**. Reference Article 24-101. Fees are as follows

-\$200.00 (or \$400 if building square footage is > 75,000) payable to **City of Fayetteville** (Driveway Permit)

Steps For Submitting a Driveway Permit Online Have Been Provided In a Separate Comment/Issue in IDT. The City Will **ONLY** Accept Driveway Permits Online Now & The Process Has Changed Significantly, So Please Read Carefully.

3. **Minimum 20' radii** are required on all city access driveways. Driveway radii and driveway widths are to be labeled on the site plan. Reference Article 24-102 + NCDOT Policy on Street & Driveway Access Chapter 7 Section B
4. Any **existing curb cuts** and/or **driveway apron(s)** that are **no longer being used** or no longer allowed shall be removed and replaced with curb and gutter. This is to be depicted on the site plan in that manner.
5. Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit, **a city standard sidewalk shall be constructed** along the entire length of the property served by such driveway. NOTE: Sidewalk installation may require curb drop(s) and curb ramp(s). Appropriate ramp type detail shall be provided with the driveway permit and labeled on the site plan. Reference Article 24-101
6. A **sidewalk** with approved handicap ramps, truncated domes, and a 5 foot landing (except with parallel handicapped ramps) shall be constructed along the property that abuts all public and private streets. Sidewalk must be 5' wide and 4" thick. Sidewalks across driveways shall be 5' wide and 6" thick. **All sidewalk details must be site specific and not a compilation of all the available sidewalk details.**

7. Future **sidewalk placement** will depend on pavement end treatment/conditions:
 - a. -If strip pavement is used, sidewalk improvements will require an easement.
 - b. -If rollback curb and gutter is used, sidewalk improvements require a 2' offset.
 - c. -If vertical curb and gutter is used, sidewalk improvements may be placed directly behind.

8. A **sidewalk easement** shall be required for sidewalk and ramps within the property lines. Sidewalk easements are to be labeled on the site plan.

9. Sidewalks within the right-of-way will be included in the driveway permit approval and a **three-party encroachment** agreement shall be required for all sidewalks within NCDOT maintained right-of-way.
Reference:
<https://connect.ncdot.gov/municipalities/Utilities/Pages/Encroachment-Agreements.aspx>

10. Should **cross sections** of existing sidewalk at adjacent properties be greater than the minimum width, installation of new sidewalk should match the existing cross section width.

11. Sidewalks shall be constructed or a bond issued **prior to final plat approval** and/or issuance of a Certificate of Occupancy. Reference Article 24/102 + NCDOT Policy on Street & Driveway Access Chapter 2 Section A, Chapter 3 Section E

6. General Comments

City of Fayetteville

Virginia Small

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3/1/24 3:51 PM

1 - TRC Review

Guide For Submitting A Driveway Permit Online:

Please Note: The City Will Not Approve A Driveway Permit Until The Final Site Plan Has Been Approved By TRC (If Applicable). Also Note: If Submitting An NCDOT Driveway Permit Application, The Applicant Will Be First Required To Get City Approval.

Submittal Process Steps

1. Go To The **IDT Site** (May Need To Register)
<https://fayetteville.idtplans.com/secure/subscription/>
 - a. This Is The City's Electronic Development Review Software Website
2. Under The '**Projects**' tab, Click '**Submit A Project**'.
3. Click '**Submit A New Project**'.
4. Complete The '**Project Overview**' Section.
 - a. Application Category = '**Engineering Review**'
 - b. Application Type = **2.2) Driveway Permit**
 - c. **Project Name** = Preferably Same Name Used For TRC (If Applicable)
5. Click 'Save And Continue'
6. **Check Boxes** To Acknowledge Requirements Of Submittal
7. Click 'Save and Continue'
8. **Select Location** (Please Make This An **Address** If Possible)
9. Enter '**Primary Contact Information**'
10. Click 'Save and Continue'
11. Enter '**Project Information**'
 - a. Please Note: The 'Proposed Building Square Footage' Entered In This Section Will Affect The Fees Paid At The End Of The Application Submittal
 1. 'Less Than Or Equal To 75,000 SF' = \$200
 2. 'Greater Than 75,000 SF' = \$400
12. Enter '**Full Name**' To Acknowledge Terms
13. Click 'Save And Continue'
14. Review Application Submittal
15. Check Box At Bottom Of Page And Click '**Confirm**' If Information Is Correct
16. **Upload Files** And Click 'Save And Continue'
 - a. **Need To Submit At Least A PDF Of The Site Plan To Be Able To Begin Review Of The Application**
17. Complete '**Fees**' Section By Selecting:
 - a. '**Pay Online**' (***Preferred***)
 - b. Or 'Pay Offline' (Please Contact Brian McGill
BrianMcGill@FayettevilleNC.Gov If You Must Pay Via This Method
 1. Please Note: Paying Offline May Significantly Slow Down The Approval Of The Driveway Permit.
18. Click '**Confirm And Submit For Review**' And Then 'Confirm'

What Happens Now?

1. Appropriate Parties Will Receive Notifications That A Permit Application Was Submitted
2. **Project Administrator** Will Evaluate The Submitted Materials To Ensure All Requirements For The Submittal Are Met
 - a. **If All Requirements Are Met**, The Project Administrator Will **Accept The Submittal Package**. An Email Will Be Sent Out To Inform The Applicant That The Submitted Project is **'Under Review'**. Also, The Permit Application Document Will Be Generated And Emailed To The Applicant If Not Submitted Initially With The Application (**CITY PERMITS ONLY**). **At This Point, The Applicant Will Be Required To:** Download The Permit Application Document, Finish Filling It Out, Obtain All Appropriate Signatures, And Upload The Document Back Into IDT. Where Signatures Are Required, Acceptable Signature Methods Include: Original Wet Signature (Scanned In Color), Docusign Verified, And AdobePro Verified.
 - b. **If All Requirements Are Not Met**, The Project Administrator Will **Decline The Submittal Package**. An Email Will Be Sent Out To Inform The Applicant That The Submitted Project Was Declined And The Applicant Will **Need To Resubmit** With The Proper Requirements.
 1. Please Note: If Paying Offline, No Action Will Happen Until Payment Has Been Received
3. At This Time, Appropriate Parties Are Assigned To Review The Project
 - a. **Assigned Reviewers Will Make Comments** In The Form of 'Issues'
 1. **'Open Issues'** Are Comments That **Require Revisions**
 2. A Issue Becomes a 'Closed Issue' When The Issue Has Been Addressed
 3. **If Open Issues Require Resubmittal**, The **Project Administrator Will Decline The Review** And An Email And/Or Letter Will Be Generated To Inform The Applicant The Reasons Why The Review Was Declined
 1. The Applicant Will Then Need To Resubmit To Address The Issues

Once All Issues Have Been Addressed:

1. An Email Notification With Attached Letter Will Be Sent Out Stating That The Permit Has Been **Approved**.

2. The Applicant Will Be Able To Access The City Approved Documents By Simply Clicking The Links In The Letter (No IDT Login Required) Or Through IDT.
 - a. The Site Plan Will Typically Be Named 'City Stamped Site Plan'
 - b. The Permit Application Document Will Typically Be Named 'City Signed Permit'
3. At This Point If The Applicant Is Submitting A **City Permit**, The **Process Is Complete**.
 - a. The Applicant Will Need To Contact Jeffrey Riddle At jriddle@ci.fay.nc.us To Schedule A Pre-Construction Meeting As The Project Will Be Transferred Over To The City Of Fayetteville Construction Management Department.
4. However, If Submitting An **NCDOT Permit**, The Applicant Must Coordinate With NCDOT For Final Approval And Issuing Of The Permit Following City Approval.
 - a. The NCDOT Driveway Permit Point Of Contact Is Troy Baker tbaker@ncdot.gov
 - b. A Payment Of \$50 PER DRIVEWAY CONNECTION ON SITE (Payable By Check) Will Need To Be Sent Directly To NCDOT (The City Cannot Accept Any Payments Made To NCDOT)
 - c. Lastly, The Applicant Will Need To Send Both The City Stamped Site Plan And City Signed Permit To NCDOT
 - d. **IMPORTANT UPDATE:** As of 10/18/2021, following NCDOT approval, the **applicant will now be required to upload the NCDOT driveway permit approval package back into the City's IDT portal** under the previously submitted driveway permit project application. Thank you for understanding as this new requirement will significantly enhance coordination & may also help significantly expedite the approval process for your project.

General Issues

8. Conditional Zoning

City of Fayetteville
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3/5/24 11:20 AM
1 - TRC Review

Development must meet the standards of the conditional zoning.