

1. Fire

General Issues

2. General Comments

City of Fayetteville
Patrick Bradley
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12/11/25 10:03 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 distance can be extended to 200 feet if buildings are equipped throughout with an approved sprinkler system. 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 more than 150 feet.**
- 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 equipped throughout with an approved sprinkler system shall be allowed a distance of 600 feet. If the FDC is supplying a standpipe system, the hydrant must be within 100' of the connection. If this distance cannot be met a new hydrant shall be required to be installed.
- Gated areas shall be equipped with Knox brand access to allow for emergency vehicle access. Gates installed during construction must be equipped with a Knox padlock for Fire Department access during construction.
- Each building will have a Knox key box mounted in an approved location.
- 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 Final TRC approval will not be given without approved flow.
- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided. (Approved FD access road consist of minimum first layer of asphalt.)
- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.
- The location of the FDC shall be away from the building and shall be approved by the Fire Dept. Connection shall be a 5" Storz type threads. All water lines, type(s) of control valves and indication of where the utility company/fire department service ends/begins, in regards to the sprinkler system, shall be shown on plans. The FDC detail plan shall be provided with TRC preliminary submittal and approved as part of the TRC

final approval. FDC line shall be a separate line independent of the fire line.

o Table 30-5.F.6: Required Access

DEVELOPMENT TYPE	MINIMUM NUMBER OF ACCESS POINTS
RESIDENTIAL USE TYPES (# OF UNITS)	
80 or fewer	1
81—160	2
161 +	3

2b. Alannah Planning

General Issues

10. General

City of Fayetteville

Alannah Hudson

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12/15/25 1:44 PM

1 - TRC Review

Standard Comments:

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. A commercial grade bike rack as required by **Article 30-5.A.9** shall be placed on a pad that is connected to the sidewalk system but shall not impede the sidewalk and shall be within 150 feet of an entrance. Indicate on the plan.
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.
4. 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.
5. Revisions to plans shall require resubmission for review/approval).
6. Any future development shall be submitted for review/approval.
7. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
8. **Building orientation and elevation (Club house)** information shall be required for Final Site Plan Approval. See **Article 30-5.1:** Commercial, Office, and Mixed Use Design Standards.
 - Submit colored elevations with dimensions – width and depth of features. Identify materials.
 - Indicate which 3 of the 6 design options are being met.
 - Flat roofs require a 3D cornice on all sides.
 - Roof equipment shall be screened from view.
 - Sloped roofs require an overhang with brackets.

- All street facing and main entrance sides of buildings shall comply.
- 9. **Building orientation and elevation (Apartment buildings)** information shall be required for Final Site Plan Approval. See Article 30-5.H: Multi-Family Design Standards.
- 10. 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.**

Site Specific Comments:

- Bike racks needed
- Sidewalks with ramps and striping needed
- Elevations needed

11. General

City of Fayetteville
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12/15/25 1:44 PM
1 - TRC Review

Standard Comments:

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. 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, max. 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 from understory tree trunks.
 - Any adjustments in the field need to comply with this standard and be approved.
3. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**

It is recommended that the landscape plan be included on a separate sheet. The plan shall include all applicable street trees, site and building landscaping, VUA (parking lot and drive aisle) landscaping, screening, property perimeter and/or street yard buffers.

Recommended Plant Lists

- A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
- Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
- Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
- Tree islands must meet minimum soil area requirements.
- Canopy trees require 274 SF of uninterrupted soil area and min. width of 10'.
- Understory trees require 180 SF of uninterrupted soil area and min. width of 7'.
- Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.

- All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.
4. Please add the following notes to the plan for the installer:
- Shrubbery is to be planted at least 30" from curbing and from end of parking spaces to prevent damage from car overhang.
 - Shrubs installed as vehicular use screening are to be maintained at a min. height of 36"; Min. installation height is 24".
 - 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.
 - 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.
 - Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4" away from the trunk base.
 - 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.
 - 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.
5. **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.
6. **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.

7. 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:

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.

8. **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 for the remaining 2 ½% is available, calculated at the rate of \$12,038.96 per acre. **See Article 30-5.C**

9. 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).

10. 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.

Site Specific Comments:

- Lighting plan is needed if providing lighting other than wall packs/sconces
- Landscape plan needed
- Open space plan needed

3. Zoning

General Issues

9. General Comments

City of Fayetteville

Joseph Senn

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12/15/25 10:47 AM

1 - TRC Review

Site Specific Comments

Buildings will need to meet the dimensional standards for MR5 in order for staff approval.

- Front yard setback- 25 feet or 50 feet from centerline of private streets
- Side yard setback- 10 feet
- Rear yard setback- 30; 15 when corner side setback is 25 or more
- Spacing between buildings- 20 feet

- Please provide parking calculations to show that you meet the minimum required which is 1.8 spaces per dwelling unit.
- The size of parking spaces will be 9ft by 20ft minimum.
- The Aisle width will need to be shown on the site plan which for two way traffic is 24ft & one way traffic is 20ft.

General Comments

1. 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.
2. The Code allows for Alternative Sign Request under some reviews. **See Article 30-5.L.**
3. 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**
4. 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.
5. All development shall comply with the **Chapter 12 - Flood Damage Prevention** of the Ordinance.

[Ver. 4] [Edited By Joseph Senn]

5. Engineering

General Issues

4. General Comments

City of Fayetteville
Michael Monge
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12/12/25 9:37 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. New development that results in an increase of 20,000+ SF of impervious area is required to meet the Stormwater Ordinance.

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 located in a protected watershed and is limited to 70% impervious area.

5. 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.

7. Environmental Services

6. Multifamily

<p>City of Fayetteville Michael Mundell 9104331329 michaelmundell@fayettevillenc.gov 12/12/25 3:41 PM 1 - TRC Review</p>	<p>1. Location will be required to meet the requirements of Article II of the Solid Waste Ordinance, Multifamily recycling.</p> <p>2. The trash and recycling enclosures for the multifamily area must be shown and called out on the site plan</p> <p>The city would service the single-family area. There will need to be sufficient ingress/egress for the collection vehicles.</p> <p>3. See Article I sec.22-6 and 22-7 of the Solid Waste Ordinance for guidance.</p>
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8. PWC Water

General Issues

7. General Comments

Fayetteville Public Works
Commission
Seth Reeves
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12/15/25 8:57 AM
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.

8. Site Specific Comments

Fayetteville Public Works Commission
Seth Reeves
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12/15/25 8:58 AM
1 - TRC Review

Just to confirm, this is rezoning existing development?

8a. PWC Electric

General Issues

3. General Comments

<p>Fayetteville Public Works Commission Calvin Maykovich 9104831382 calvin.maykovich@faypwc.com 12/12/25 8:45 AM 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 PWC's Electrical Standards is ESS final (faypwc.com).2. Click the link below and fill out the PWC Electrical Form. https://acrobat.adobe.com/id/urn:aaid:sc:US:00d155df-1a6f-45f2-9449-592b284c1b663. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements.4. Email the Fill-Out Form & CAD file to calvin.maykovich@faypwc.com.
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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.**

9a. Traffic

General Issues

5. Access & Traffic Generation

<p>City of Fayetteville Benjamin Shepherd 9106510787 benjaminsshepherd@fayettevillenc.gov 12/12/25 10:35 AM 1 - TRC Review</p>	<p>City traffic does not see any requirement for a City or NC DOT Driveway Permit since Rock Creek Ln is privately-owned.</p> <p>Based on the number of units and access via only Rock Creek Lane, we may require a Traffic Impact Analysis (TIA) per UDO 30-5.M.2. or an alternate access to the development per UDO 30-5.F.6.</p>
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Special Project Coordinator

General Issues

1. TRC Comments

<p>City of Fayetteville Jennifer Baptiste 9104331701 jenniferbaptiste@fayettevillenc.gov 12/10/25 3:21 PM 1 - TRC Review</p>	<p>Good day, I am the Development Service Ombudsman Manager/Special Project Coordinator. If you need any assistance with your development project, please contact me.</p> <p><input type="button" value="Reply"/></p>
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