

## Carroll at the Avenue

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TRC Planning Review 3/28/19

- This project meets the definition of a major subdivision and will require review and approval from the Subdivision Review Board (SRB). Please submit an application package. The next SRB deadline is 4/3/19 for the 5/15/19 meeting.
- Proposed roadway improvements shown for Military Cutoff must be consistent with approved road improvements plan/review by NCDOT and City Traffic Engineering.
- Include list of conditions for both the CD rezoning (CD-24-518) and the Special Use Permit (SU-9-518) on the site plan.
- Provide signature blocks on all plan sheets.
- Elevations will be required that show compliance with UMX building design standards and conditions of approved ordinance (CD-24-518 conditions 4, 6, 7).
- Include pedestrian connection to Arboretum Drive (CD-24-518 Condition 9).
- Show compliance with CD-24-518 Condition 10, we will need to confirm with Engineering.
- Show compliance with CD-24-518 Condition 11, we will need to confirm with WAVE Transit.
- Show compliance with CD-24-518 Condition 12 and UMX lighting standard, provide lighting plan.
- Show compliance with CD-24-518 Condition 12, we will need to confirm with Traffic Engineering that pedestrian signal is include in signal design.
- Please note that proposed signage must comply with CD-24-518 Condition 14 and SU-9-518 Condition 5.
- Provide UMX setbacks for buildings fronting primary and internal streets.
- Maximum setback in UMX is 10-feet. Building 3 does not meet setback along Military Cutoff Road.
- The UMX maximum 10-foot setback applies to the structures along 'Road B.'
- Provide distance from residential districts and the required and proposed setbacks based on building height.
- The site is located within a Watershed Resource Protection area. Projects located in these areas are limited to 2.5 units per acre and 25% impervious coverage unless the site meets the standards for exceptional design. The site must meet the standards for exceptional design for the proposed density and impervious coverage.
- A portion of the site is located within 575 feet of Outstanding Resource Waters (ORW) and within a CAMA Area of Environmental Concern (AEC). These areas will be limited to maximum of 25% impervious coverage and require a CAMA major permit.
- Double check parking totals from table, columns don't add up to what is provided (e.g. Retail = 576).
- Provide location and number of bicycle parking spaces proposed.
- Surface parking must be to side or rear of building. This applies to building along 'Road B.'
- Parking areas must include pervious materials, bio-infiltration parking lot islands, or infiltration systems (Sec. 18-204 (c)(6)g.).
- Identify dimensions and materials for proposed path around pond and connection to adjacent development.
- Please explain the remnant parcel located along the northern property boundary.
- A tree removal permit is required.
- There are a number of trees identified for removal on the plan sheets but are not identified for removal in the table.
- Protected trees removed for non-essential site improvements must be mitigated (e.g. trees removed in proposed pedestrian areas).
- A landscape plan is required.
- All federal, state, and local permits