

To: Shane Lippard, PE
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 10/1/2019
Re: Indie Ice House Lofts

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:

- Sec. 18-60 (c) (4): Show title block with name of development, name of owner and agent, name and contact information of the designer who prepared the plan and the address of the project.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Update owner. NHC Tax records show PBW Holdings LLC
 - Update Zoning: UMX (CD)
 - Setbacks of Building (required and proposed) Required side setback is 5 feet, adjacent to residential district.
 - Building size with square footage
 - Calculations for building lot coverage
 - Number of stories and square feet per floor
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. There is no minimum parking requirement because of zoning. Maximum is 15 per Sec. 18-204(c)(6).
 - CAMA land use classification update. Urban
- Sec. 18-60 (c) (8): Show location of on-site and proposed tie-in to existing public utilities (water, sewer, culverts, drains, etc.) showing size and direction flow, and soil erosion and sedimentation control measure. Add capacity numbers for CFPWA.
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed. Reference the encroachment agreement with NCDOT. A note is fine.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Connection to the public network is required along 6th Street.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:

- Show bicycle parking compliance. Requirement is 1 space per dwelling unit per Sec. 18-204(c)(6)(b). Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
- A tree preservation/removal permit is required. If no removal is proposed there is not a fee. If tree removal is proposed there is a fee based on the acreage.

Conditional Zoning District:

- Add the zoning conditions approved by City Council on June 18, 2019.
- Add notation regarding exterior lighting to ensure compliance with Condition # 8.
- Add elevations to signature set to ensure compliance with Condition #4.

UMX Zoning (Sec. 18-204):

- Elevations required to ensure compliance with utility and equipment screening.
- Illustrate site lighting compliance.
- Street trees required along Sixth Street.
- Any public money affiliated with the proposal can require state review because of National Register status of structure.

Landscape Plan to Include:

- (a) Provide dimensions of the required landscape islands. All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below.
 - At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.
- The legend will need to be tweaked for your planting schedule. Can you separate into four categories: 1. Large Shade Tree 2. Small Shade tree 3. Shrubs 4. Groundcovers.
- Plants shall comply with the minimum planting sizes. Sec. 18-448 requires 12” shrubs for interior plantings. Sec. 18-503(b)(1) requires shrubs to be a minimum of 3 feet for bufferyard screening.
- Sec. 18-462 (d) (4): Show 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. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Submit a formal request to document reduced buffer.
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required. Roll out cart enclosure details.