

To: Joseph Boyd, Withers & Ravenel
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 1/8/2019
Re: Kerr Station Lofts, Phase II

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) (5): Additional information in the site data table as follows:
 - Zoning: Will need to be updated following the entitlement process
 - Setbacks of Building (proposed)
 - Total percent of impervious surface areas
 - Detail parking area that exceeds essential site improvements and may require tree mitigation.
- 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.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - a. Method for handling solid waste disposal.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Landscape Plan:

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- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- Sec. 18-462 (d) (12): Show locations of any Conservation Resources associated with the parcel including any Rare and Endangered species in accordance with the North Carolina Wildlife Resource Commission. An updated wetland delineation is required to include 4703 and 4711 Franklin Avenue.

- Add location of proposed streetyards (i.e. Streetyard A, B, and C) and verify contents. Streetyard A may have 3 existing trees and 8 new proposed trees to satisfy requirement. Data Table suggests 1 existing and 10 proposed trees.
- Proposed trees cannot count towards more than one requirement. Concern the interior landscape island tree is counting towards streetyard requirement for Jacksonville Street.
- Add the minimum and maximum streetyard widths per Sec. 18-477.
- Provide dimensions or square footage of proposed landscape islands per Sec.18-481.
- Recommend saving trees 3, 59, 65, 66, 91, 92, and 149.
- Mitigation of tree 59 is 6. Mitigation required of tree 149 is 7. Total is 49 for exiting tree removal from Ph. I.
- Mitigation for tree 272 is 5. Mitigation for tree 277 is 7. Total is 37 for significant mitigation.

Sec. 18-257

- Elevations required.
- Designation of resident parking spaces.
- Mixture of uses for Ph. 2.
- Designated community facility area for Ph. 2.

* These items can be addressed by submitting a revision to Kerr Station Lofts proposal as opposed to reviewing as a separate standalone project. A revision will not impact construction release of current project.

Zoning Conditions

- Council conditions need to be added to the plan.
- Elevations required.
- Stormwater pond details.