

To: Charles Cazier, PE
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 7/3/2018
Re: LaRue Townhomes

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.

Landscape Plan:

- Show approximate locations, species, and critical root zones of all protected trees. Are the grove of trees near the railroad track on the subject property, if so, are they protected?
- Add note to landscape plan that states prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Add square footage of structures to the Landscape Plan.
- Add the square footage of the landscape islands to the Landscape Plan.
- Is there a parking area for the existing masonry building on adjacent lot? If so, is it located within 10 feet of the proposed parking area for the townhomes and requiring a landscaped yard per Sec. 18-482?
- Please provide the foundation plantings calculations to the Landscape Plan per Sec. 18-490.
- Provide screen details for the trash holding area to ensure compliance with Sec. 18-502.

UMX District Comments:

- Add note to plan to address site lighting, including location and details for fixtures. All site lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties, shall minimize off-site backlighting glare, and up-lighting. Light posts shall be no taller than twelve (12) feet.
- Surface parking lots visible from the public right-of-way shall be screened by permanent walls, shrubbery or hedges at least three (3) feet in height. If hedges or shrubbery are used, they shall be at three (3) feet in height at the time of planting and shall be maintained at three (3) to five (5) feet in height at all times.

The design of all above-grade parking structures shall relate to the context of the area. Exterior walls of parking structures shall be designed with materials, colors, and architectural articulation in a manner that provides a visual compatibility with adjacent buildings and environment.

- Discuss with Engineering, the ability to utilize pervious pavement materials, vegetated bio-infiltration parking lot islands, or infiltration systems shall be used to minimize pollutant run-off from surface parking areas to the extent that soil permeability, depth to groundwater, or site constraints allow.
- Driveway and parking lot design shall be consistent with an urban form and may be exempt from the requirements of the Technical Standards and Specifications Manual, as approved by the Technical Review Committee. I am concerned about proposed gate and stacking issues. Is the gate motorized? Will it have hours of operation? Turnaround plan to no impact right-of-way?
- General site design: Each of the following components shall be included in UMX developments.
 - Multi-modal transportation opportunities. Public transit, walking, bicycling, and/or water-oriented transit and the facilities necessary for such uses.
 - Pedestrian circulation shall be clearly defined with paving materials and/or landscaping and shall connect all uses. Sidewalks and crosswalks shall be provided within new developments as necessary.
- Street trees. Please update the calculation for Martin Street ($137/30=4.56$, rounds up to 5 street trees, 4 provided).
- Trash containment screening. All developments within the UMX are exempt from Sec.18-504 of this chapter and are subject to the following screening requirements:
 - If trash containment, including areas for holding recycling, cannot be accommodated within a building, it shall be placed on the rear or side of the building and shall be completely enclosed and screened from view of public rights-of-way with an opaque fence or wall and/or plant materials, as approved by the Technical Review Committee. The enclosure shall be at least one (1) foot taller than the highest point of the trash receptacle. Chain link and exposed concrete blocks are prohibited.