

To: Phil Tripp, PE
From: Nicole Smith, Associate Planner; 910-341-xxxx
CC: File;
Date: 7/1/2019
Re: Mini Pearl

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:
 - Update address of project to include 407 Wooster Street
 - Setbacks of Building (required and proposed). Update required setback to include 5 ft. interior setback adjacent to residential zoning. Update proposed interior setback. I believe the corner lot side setback is labeled as the interior side setback.
 - Update off street parking calculations- maximum is 83 (based on 2.5 spaces per unit) and revise required bicycle parking to include 33 (1 per dwelling unit required based on use in the UMX district).
- Sec. 18-60 (c) (7): A recombination will be required prior to construction release.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - a. Provide the floor area dedicated to the commercial component to satisfy the density requested. Reminder this use cannot be ancillary to the multifamily use.
- 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.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required and details of proposed tree removal and any credits to offset mitigation requirements.
- 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 to Include:

- Interior area landscaping
- Street trees

- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree. Add proposed improvements to tree overlay to verify any proposed tree removal qualifies for essential site improvement exemptions.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.
- Foundation plantings
- Perimeter plantings

UMX (Section 18-204):

- Elevations
- Lighting Plan
- Verify no encroachment agreements are required