

To: Dan Fisk, Paramounte Engineering, Inc.
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 11/19/2019
Re: 17th Street Mixed-use

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:
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. Minimum parking for proposed commercial component is 5 spaces. The clubhouse is accessory to the multifamily and is included in the maximum parking for residents. If you want to add parking for leasing office, it would be based on lease office space only. Reminder- The proposed parking may exceed the midpoint by 45 spaces. Therefore, 45 spaces will not be considered an essential site improvement. Tree removal in this area will be subject to mitigation requirements.
- A tree preservation/removal permit is required

CDMU (Sec. 18-257):

- Elevations are acceptable. Please include in the signature set.
- Signage or notation regarding how the resident parking is guaranteed.
- Lighting plan is acceptable. Please include in the signature set.

Landscape Plan to Include:

- Tree removal charts and credits are hard to follow. Consider breaking them out into significant and regulated trees for removal and regulated trees and non-regulated tree credits. Review the numbers. For example, tree removal chart does not include 20" Water Oak; 5, 11" Long Leaf Pines; 10" Long Leaf Pine; and a 9" Long Leaf Pine. Significant trees located in the building footprint are exempt from mitigation per Sec. 18-461(a). Please revise chart accordingly. These are regulated trees and need to be included. Tree credits do not account for all tree save. For example, I found 12, 4" Magnolias, not 9.
- Details of the dimensions or square footage of island. See note with requirements but need to verify each island complies per Sec. 18-481. All required islands need to contain a minimum of 216 sf. Some dimensions are not provided and there is one islands shown as 210 sf.

- 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. Wetland delineation is required. Cityview flags potential for wetlands on this site.
- Sec. 18-482 requires perimeter landscaping when two parking lots abut each other. I see 10 trees counting towards the required 12. Trees in islands cannot count twice.