

To: Dan Fisk, Paramounte Engineering, Inc.
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 1/2/2020
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. **The applicant can choose the area subject to mitigation; however, there has to be some tree removal associated with the area.**

CDMU (Sec. 18-257):

- Elevations are acceptable. Please include in the signature set. **Note added to cover sheet but elevations are not included in plan set.**

Landscape Plan to Include:

- Tree removal charts and credits are hard to follow. Please darken the parking areas to confirm regulated tree removal is based on essential site improvements. Also, have you considered spading some of the existing trees to add credits to offset the required mitigation? There is a 20" Long Leaf Pine shown in tree protection but not accounted for in tree credits. 2, 24" Pines are not accounted for in Significant tree removal chart requiring mitigation. A 31" LLP, 2, 25" Pines, Twin 34" LLP are missing from the exempt from mitigation significant tree removal chart. I am waiting on details of parking and other essential site improvements to review the regulated trees proposed for removal.
- 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 island shown as 210 sf. **Please see emailed attachment for additional details.**

- 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. **Thank you for the status update. This note will remain until the DEQ documents have been received.**