

**To:** Dan Fisk, Paramounte Engineering, Inc.  
**From:** Nicole Smith, Associate Planner; 910-341-1611  
**CC:** File;  
**Date:** 10/2/2019  
**Re:** 17<sup>th</sup> Street Mixed-use

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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) (4): Add the address of the project to plan set.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
  - Setbacks of Building (required and proposed) Remove reference to 25' setback on site plan. Can add 25 ft. buffer, but setback is 50 ft. Both shown is confusing.
  - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. Minimum parking for residential units is 1/unit with CDMU application. Maximum for residential is 2.5/unit. Minimum parking for proposed commercial component is 5 spaces. Reminder- The proposed parking exceeds 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.
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed.
- 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. Can the sidewalk be located within the right-of-way?
- Show bicycle parking compliance. Add number of bicycle spaces proposed to site data table on Sheet C.2.00.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material. Proposed height of wall is missing from the provided detail.
  - 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
- 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.

CDMU (Sec. 18-257):

- Elevations are required to be part of the signature set to ensure compliance.
- Signage or notation regarding how the resident parking is guaranteed.
- Lighting plan is required.

Landscape Plan to Include:

- Landscape plan is difficult to follow in current form. Can you remove the duplicate plant callouts among the different sheets?
- I do not see Ginkgo Biloba on landscape plans, but it is listed on the plant schedule.
- Blue Star Juniper needs to be a minimum height of 12inches at planting.
- Streetyard calculations need to be updated per Sec. 18-477.
- Tree removal plan is difficult to read. Some labels are missing, and orientation is different from other sheets. Please provide a sheet with both the tree removal plan and the site plan overlay to ensure all trees proposed for removal are necessary.
- 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 one tree and either shrubs or groundcover.
- The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan. I see the calculations, but do not have a clear understanding of which trees are counting towards the 707 credit and which trees count towards the 314 coverage.
- 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 plantings, 4 Loblolly Pines, are provided in this area, but no calculations are available to ensure compliance.
- Sec. 18-490 requires foundation plantings. I agree with the calculations but am unclear as to what plantings are designated in these areas. Reminder, plantings can only count towards one requirement. I am concerned that interior plantings are being calculated towards foundation requirements (i.e. Building Face 1).