

**To:** Howard Resnik, PE, Studio 17 Apartments  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 2/2/2018  
**Re:** Studio 17 Apartments TRC REV1

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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) (5): Additional information is the site data table as follows:
  - Setbacks of Building (required and proposed)
    - UMX has required setback for where the property abuts a single family residential zoning district. Add setback details for north side of the proposal to the labels and legend.
  - Please clarify gfa and building footprints in the data table
  - Add total number of units
  - Specify the area of the 2<sup>nd</sup> and 3<sup>rd</sup> story area of the existing structure
  - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
    - UMX has no parking minimum, parking maximum is 2.5/unit plus the retail of 1 per 200 sf of gfa. Add parking maximum to the site data table
    - Bicycle parking is not optional, standards listed in 18-204(c) (6): 1 space per dwelling unit and 5 spaces for every 1,000 gfa of retail.
    - Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed.
  - Alley named “Alley 18” as connecting to property from the north needs to be added
  - Additional research underway from the City related to the alleys located on the property and adjacent to the property
- 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.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
  - UMX fencing standards: open wire fencing, including chain link, hurricane fencing and barbed wire is prohibited. Within front yards, fence heights may not exceed 4 feet.

- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street.
  - Add information from property with the shed encroaching (1608 Church Street)
- Sec. 18-60 (c) (14): Show current accurate topographical information based on mean sea level datum, with contour interval of 2.0 feet or less.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- 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.
- Show detail for utility equipment & HVAC screening. Cannot be located on façade with street frontage shall be placed in interior yards. See standards below:
  - *Utility and equipment screening:* HVAC equipment, air conditioning window units, and other electrical equipment, and fire escapes shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or inset into the roof pitch, or behind a parapet wall in the case of a flat roof, of the building and screened from the right-of-way. Through-wall mechanical units are permitted on any facade if they are incorporated into the design of the building, flush with the facade on which they are located, concealed by a vent cover and have an internal drip system for condensation. Utility meters, transformers and fixed trash disposal receptacles that cannot be located out of sight shall be screened from the public right-of-way by plantings or opaque fencing. The technical review committee may approve alternations to these standards, if necessary.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ Duke Energy - Asset Protection 8645 Trade Street Leland, NC 28451 910-520-3911 Bill Wilder Bill.Wilder@duke-energy.com
- 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.

#### UMX Standards

- Sight lighting: 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 lot screening required: 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.
  - Includes both 16<sup>th</sup> and 17<sup>th</sup> Streets
- Parking shall be accessed via alleyways wherever possible. There are several alleys that would make this possible for this project.
- 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.
- Provide additional sidewalks (recommended north of the drive isle) and pedestrian crossing clearly marked across the parking lot
  - 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.
- Sidewalk width shall be a minimum of twelve (12) feet along arterial streets.

- Street trees required. Tree species shall comply with subsection 18-196(f)(3)
- Submit building elevations for design to be compliant with 18-204(d)