

To: Howard Resnik, PE, Studio 17 Apartments
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 4/9/2018
Re: Studio 17 Apartments TRC REV2

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:

- Surveyor reference for boundary line with Alley 18 on northern portion of the site plan
- Surveyor reference for boundary line to the south with the alleys
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building: add 9.5' side yard setback for building 2
- Will the drive through remain? In the UMX drive through services require a Special Use Permit
- Please amend entrance to 16th Street to meet Transportation / Engineering comments
- Is this project proposing subdivision?
 - Note 5 in Traffic Engineering states subdivider shall erect street signs. Not applicable.
 - Note 2 in Landscape Notes states final plat requires landscape plan. Final Plat not applicable.
- 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.
 - Confirm driveway variance with Engineering.

UMX Standards

- Note or show the 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.
- Sidewalks in front of building 2 connect to the public infrastructure on S. 17th Street
- Submit building elevations for design to be compliant with 18-204(d)

Tree Permit/ Tree Mitigation Calculations:

- Sycamores:
48 x 2 x 75% /3= 24 trees
- Magnolia: what type?

$12 \times 2 \times 100 \% / 3 = 8$ trees

- Mulberry

$10 \times 2 \times 25\% / 3 = 1.6$ trees

Total = 33.6 mitigation trees required

Credit for Preserved Trees:

- Which tree is the 6-11 inch caliper? Cannot locate on existing conditions PG 2 of 11
- 24" sycamore 4 credits
- 28" sycamore 4.6 credits
- 20" pecan 4 credits
- 17" cedar 3 credits
- 15" pecan 3 credits

Total = 18.6 credits * will change to include the 6-11 inch caliper tree

33.6-18.6 = 15 plantings required to fulfill mitigation requirements

- Please indicate with an X through each tree for removal on the site plan(s)

Landscape Plan

- Cannot read labels/ symbology for all items on LP
- Show the proposed screening for utility equipment & HVAC
- Show dumpster corral plantings on the plan (note indicates wax myrtles)
- Interior Area Landscaping
 - Provide canopy calculation for parking facility
 - Planting islands required adjacent to parallel parking areas
 - Show calculation for landscape island areas devoted to pedestrian walkways
 - Provide landscape island areas
 - All islands require the plantings as outlined in 18-481 (furthest east island does not have proposed tree, all required to have ground cover or shrubbery)
- Plant Table
 - Steeds Holly- parking remarks should be "parking area screening" not "street yard shrub"
- Street trees shall be shown in the public right of way plaza. Submitted species are within the parking facility
 - Species allowable per list in CBD zoning district standards (18-196(f)(3))
- Foundation Plantings
 - Continue the plantings near bicycle rack to the edge of the structure on northern building
 - Add pink muhly planting remarks "Foundation"
- Buffer yard required on all property boundaries adjacent to single family residential areas