

**To:** Howard Resnik, PE, Studio 17 Apartments  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 5/16/2018  
**Re:** Studio 17 Apartments TRC REV3

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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:

- 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

- Please submit elevations for existing structure design to be compliant with 18-204(d)

Tree Removal/Mitigation

- 33.6-18.6 = 15 plantings required to fulfill mitigation requirements,
- Where are these 15 trees located?
- Credit for existing, cannot be granted to f preserved trees in buffer yard.

Landscape Plan

- Interior Area Landscaping
  - All islands required to have ground cover or shrubbery, please add to the one closest to 17<sup>th</sup> Street
  - For island closest to Alley 18- Note “the landscape island has been removed for the purpose of retaining trees as allowable in 18-457(e)(3)”
- Plant Table
  - Steeds Holly- parking remarks should be “parking area screening” not “street yard shrub”
  - Required to be planted at 3’ in height, please add specific height to the plant table (note incorrect under plant table)
- Buffer
  - Add buffer yard to north side of parking facility adjacent to Morris property. Appears to have existing vegetation
  - Buffer yard may be reduced to 10’ with a solid wood fence 8-10 feet tall, cannot administratively remove a buffer requirement.

- Show buffer in all locations adjacent to single family
  - Can the stormwater infrastructure be moved to another location to facilitate a buffer between building 2 and the adjacent single family property?
  - Provide full buffer where the ditch is located
- Please show all existing vegetation