

To: Dan Fisk, Paramounte Engineering
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 2/28/2023
Re: The Pointe Tract 1 Parcel D Phase II Apartments TRC Rev 2

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Brian Chambers	Planning, Plan Review	Comments below
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	No comments
Bill McDow	Transportation	Comments attached

Planning Comments:

- Provide copy of shared parking agreement.
- Parking lot shading requirement only applies to the surface parking areas associated with this site. This applies to surface parking only.
- Reference approved landscape plan for ‘The Pointe at Barclay Building 7’ for the required streetyard/streetscape landscaping along Independence Boulevard.
- Canopy trees must be 2 inch caliper at planting, please correct planting schedule.
- TIA approval letter will be required prior to construction release.

Project Name: The Pointe Apartments

Formal TRC Date: 2/15/2023

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Please note: The Pointe sidewalk easement plat and documents need to be finalized prior to final CO. It is my understanding the easement documents were never recorded and finalized through the attorney's office. Assure easement exhibits are updated based on sidewalk realignment along the Apartment property frontage.
2. No Further Comments.

Project Name: **THE POINTE PHASE 2 TRACT D APARTMENTS**

TRC Date: **02.27.2023**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site has proposed a 299 Unit, Multi-Family project at 3501 Independence Blvd.
2. The Pointe Apartments Phase 6 TIA was scoped for a maximum of 290 residential units; however, the site plans present 299 units and the site plans show the ITE Estimated Trip Generation Numbers for the project, (shown as 300 dwelling units) with the AM Peak Hour Total, PM Peak Hour Total and 24-Hour Daily Total for all proposed uses:

Land Use	Intensity	ITE Code	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Residential, Multi-Family (mid-rise), Proposed	300 units	221	1,385	28	92	71	46

3. The TIA for this project is under review. The project will be required to implement the improvements in the TIA.
4. Additional comments may be issued when the TIA is completed.
5. The proposed entrance to the parking garage (Stone Crop Drive) appears to be missing traffic control devices (Stop Signs), and markings. Please revise.