

**To:** Elizabeth Nelson, Cape Fear Engineering  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 10/5/2018  
**Re:** Trolley Station 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:

- Please add the conditional zoning district number to the plans where zoning is listed and next to conditions on C-001(CD 25-518)
- Amend Site Data:
  - Tax Parcel Identification Number: R05713-015-021-000
  - Zoning: Add CD number (CD 25-518)
  - Add owner information
  - Setbacks of Building: amend the rear setback to: required 50' and provided as measured (+/-85'), because it is abutting a residential district the base rear setback changes to 25' then the 1:1 ratio starts for the height
  - Provide number of retail and office units on 1<sup>st</sup> and 2<sup>nd</sup> floors
  - Maximum parking should be 36 spaces, please recheck calculation (14 for both the office and retail and 7.5 for the residential- round up)
  - CAMA land use classification: Watershed Resource Protection (25% BUA Max, reduce BUA or submit exceptional design narrative and point calculation)
- Update: Jones Road, not Avenue
- Discuss WAVE transit stop with WAVE: the condition was very specific in that a transit stop and bus pull out would be located to the west of the site access on Wrightsville Avenue, further discussion may be warranted
- Provide waste disposal screening details
- Provide elevations to match City Council approved building façade and O&I-1 materials allowable (18-190(e)3)
- CDMU (18-257) requires community facility and common area, please outline this location
- CDMU (18-257) requires a conceptual lighting plan
- Update tree survey post hurricane if any trees were lost please provide update
- A tree preservation/removal permit is required
- Provide a landscaping plan
- 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.