

To: Elizabeth Nelson, Cape Fear Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 12/3/2018
Re: Trolley Station 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:

- Amend Site Data:
 - Provide number of retail and office units on 1st and 2nd floors
 - CAMA land use classification: Watershed Resource Protection (25% BUA Max submit exceptional design narrative and point calculation)
- Provide elevations to match City Council approved building façade and O&I-1 materials allowable (18-190(e)3)
- Tree Removal
 - Parking lot trees are OK to be removed without mitigation if regulated, considered essential site due to number of spaces but the significant trees require mitigation (magnolias over 8”), please show mitigation calculation for these magnolias
 - Protected trees within the building footprint OK for removal without mitigation per Code as the site does not exceed 25% building coverage
 - Buffer trees cannot be removed- 20” gum, 6” magnolia, consider amending sidewalk location
 - Consider amending the trash location to the other side of that parking row. Save 6” magnolia and shielded from Wrightsville Ave right of way
 - Many of the trees proposed for removal are in a required street yard and cannot be removed if they are regulated or significant(18-456(c))
 - Based on conversations with Engineering the sidewalk on Jones Road may be moving into the site please be sure to look at tree save and meander the sidewalk as possible
- Provide a landscaping plan
 - Provide calculation for 15 trees per disturbed acre must be plated or retained on site
- 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.