

To: Elizabeth Nelson, Cape Fear Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 1/9/2019
Re: Trolley Station TRC REV3

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:

- Repeat Comment: Provide elevations to match City Council approved building façade and O&I-1 materials allowable (18-190(e)3) *Still awaiting a revision to elevations based on phone conversation with the architect on 12/20. If the building footprint facing Jones Road is changing from the approved City Council plan then an amendment request via letter is required. May be able to review this administratively, can talk through the details on the phone as necessary. Add elevations to the plan set for signatures.*
- 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.
 - Please provide

Landscape Plan

- Street Yard
 - Please remove plantings from Jones Ave access
 - 13 required street yard trees are provided from credits for existing vegetation. The credit calculation needs to be shown (per 18-448(c) Table I) so that the existing vegetation can be utilized. There are not 13 canopy trees in the street yard, caliper calculation from Table I needed.
 - Provide calculation for impervious area in street yard. No more than 15% can be impervious (18-477(4))
- Parking Lot Landscaping
 - Landscape island (216SF with contents) required adjacent to trash location
 - All landscape islands are required to have 216 SF minimum (18-481 (a))
- Foundation planting calculation needs to include the entire building length along the parking facility not just the 2 areas listed
- General Standards for Landscaping (15 trees per disturbed acre) add a number for the total on site trees to verify requirements are exceeded.
- Provide additional details regarding the buffer:
 - Note the plan for no site disturbance in the buffer
 - An opaque screen at least 6' in height within 3 years is required, add shrubs at least 3' tall to achieve an overall screening effect.
 - If existing vegetation meets the 6' height within 3 years requirements detail such on the plan