

To: Jimmy Fentress, Stroud Engineering, P.A
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 5/3/2019
Re: Arboretum Village, 294 Military Cutoff Road

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:

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Zoning: Pending entitlement process. Final conditions will need to be added to the plan set for signature.
 - Calculations for building lot coverage. Please add the percentage to the site data table.
 - Please clarify the height of all buildings (35 ft.) Confirm the height for the clubhouse, 7-unit building and 3-unit building.
 - Square feet per floor
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, loading and unloading facilities. Please add the details of the proposed multiuse path, as previously discussed.
- Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.

Landscape Plan to Include:

- Verify the tree survey provided is post Florence (9/2018) Leaving this comment. Aaron Reese will field verify the survey.
- Verify tree credits (90 shown in chart, 83 shown on survey) Also species counts are off (i.e 3-15" Oaks; 4-16" Oaks; 2-18" Oaks; 2-19" Oaks; 2-22" oaks; 2-16" Pines; 1-22" Pine; 1-19" Pine not in chart; where are 10" Dogwood, 18" Gum). There are still some discrepancies. Also, please revise the mitigation calculation with regard to the total tree credits not just enough to offset the required mitigation.
- Sec. 18-481. All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double

planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form. Please add the dimensions of the islands to the plan.

- The planting size for interior trees shall be a minimum of 2” caliper. Revise proposed Japanese Maple caliper.

Multi Family Comments:

- *Special Regulations:* Design standards for multi-family complexes with multiple buildings or a single building with more than eight (8) units. Multi-family and attached developments, must be designed in accordance with the following standards:
 - Please break out the active and passive open space calculations to ensure compliance with Sec. 18-184(g)(11).
 - Provide details of HVAC equipment, air conditioning window units, electrical equipment, fire escapes, solid waste facilities, and other utility equipment to ensure compliance with Sec. 18-184(g)(12)(c).
 - Please provide elevations to ensure compliance with Sec. 18-184(g)(12)(d).

Conditional Rezoning (CD-13-118):

- Elevations are required to ensure compliance with Condition 4.
- Address exterior lighting to ensure compliance with Condition 8.