

To:

From: Gilbert Combs, Associate Planner; 910-341-4661

CC: File;

Date: 4/9/2019

Re: Cottages at College Acres Rev 2 Planning Comments

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:

- Add land use to adjacent property owner info
- Provided setback for interior side on sheet c-2.1 states 20' min. Unit 45 at plan west shows 10' setback.
- Off-street parking calculation total min and max on sheet c-2.1 do not add up from what is provided in residential/retail/office breakdown. Check calculation
- Total provided parking spaces breaks down proposed parking between office and residential uses. Provide retail in this breakdown. If using office in place of retail show the appropriate amount of spaces to reflect 3,800 sqft of office.
- Overlay the tree survey with the proposed improvements on the same sheet.
- HC parking and access aisle in front of units 13/14 may need to switch to allow for uninterrupted access to sidewalk.

Standing Comments:

- For each use and residential unit type please provide: # of floors, sqft/floor, height [standing by for architect info]
- Provide landscape plan [landscape plan in progress per applicant]
- Provide a conceptual lighting plan [awaiting plan copy from applicant and Duke Energy]
- A tree preservation/removal permit will be required. [in progress]