

To: Tim Clinkscales
From: Gilbert Combs, Associate Planner; 910-341-4661
CC: File;
Date: 5/20/2019
Re: Cottages at College Acres Rev 2

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 orient the vicinity map to the same north direction as the rest of the plan.
- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Building size with square footage
 - Building height
 - Number of stories and square feet per floor
- Condition 5 requires a minimum of 1,900 square feet of neighborhood retail use. Please remove the note “retail and office calculations shown for reference...” Compliance with all conditions is required.
- Update parking calculations to show appropriate uses given the minimum 1,900 sqft retail is required.
- Provide wetlands delineation and comply with any applicable regulations of [Sec. 18-341]

Landscape Plan to Include:

- Show calculations for compliance with parking lot shading requirements. [Sec. 18-481]
- Ensure all landscaping islands are a minimum of twelve (12) feet in width and have an area of at least 216 square feet.
- Show locations, dimensions and square footages of required buffer yards and parking lot landscaping.
- Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Check required street yard areas are not doubling as landscaping islands at both points of access. Required landscape areas cannot serve more than one purpose.
- Required trees cannot be used to meet more than one requirement. At both points of access.

- Ensure that no more than fifteen (15) percent of the required street yard is covered with impervious surface. Provide the amount of impervious in the proposed street yard and show calculations for percentage.
- Show tree protection fencing
- Check foundation planting calculations. Not all building frontages are the same. Provide calculations for the different sizes.
- A tree is required in the parking island north of the storm water pond.
- Calculations on sheet C2.3 are incorrect. Please review.
- Some numbers in the College Acres Tree Preservation Credit table are not right under the City Tree Mitigation Credit Column.
- Ensure compliance with the perimeter landscaping requirements [Sec. 18-482]