

**To:** Nathan Allen, Coastal Land Design

**From:** Nicole Smith, Associate Planner; 910-341-1611

**CC:** File;

**Date:** 7/30/2019

**Re:** The Lofts at Park Avenue

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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 in the site data table as follows:
  - Number of stories and square feet per floor. Repeat comment. I see the notation that all residential units are 2,800 sq. ft. per floor but math doesn't match.
  - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. The maximum parking for a residential unit is 2.5 per unit. The maximum for an office use is 1/200 sq. ft. Please add notation MF min=39, MF max=98; Office min=1, max=2; total min req. =40, max=100.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Security fencing detail provides several standard heights, which is proposed?

Landscape Plan to Include:

- Sec. 18-448 required shrubs shall be a minimum 12 inches in height. Please add notation to the landscape schedule.
- Sec. 18-462 (d) (3): See tree removal notes below with regard to TR-1 (previously submitted, omitted from revision 2). New comments as a result of the review.
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation. The landscape schedule does not match contents of the plan. Symbology doesn't match, callouts are duplicated and numbers proposed are inconsistent.

TR-1 (Proposed Tree Removal): **No comments previously provided.**

- Regulated Tree removal List modifications, include:
  - Exempt, but missing from List: (a) 6" Dogwood; (b) 9" Oak; (c) 15" Oak; and (d) 10" Oak.
- 1, 12" Oak being removed exempt, not 2. 1, 12" Oak is being retained (add to tree credits).
- 2, 15" Pines removed, not 1- can you save the 15" Pine near the proposed pond?
- 3, 18" Pines removed, not 2. All exempt per Sec. 18-461(b).

- 4, 16" Pines, not 6 removed. 2 require mitigation (see note below).
- Sec. 18-461(a): Regulated Tree Removal Requiring Mitigation (due to proposed building footprint exceeding 25%):
  - 4, 12" Pines
  - 2, 16" Pines
  - 1, 18" Gum
  - 1, 13" Gum
  - 1, 16" Hickory
  - 2, 8" Oaks
  - 1, 9" Oak
  - 1, 10" Oak
  - 1, 16" Oak