

To: Nathan Allen, Coastal Land Design

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

CC: File;

Date: 9/25/2019

Re: The Lofts at Park Avenue

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:

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- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Security fencing detail to ensure compliance with Sec. 18-554. See the height has been clarified. Need details clarifying material, emergency access plan. Also, details of retaining wall.

Landscape Plan to Include:

- 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. TO & ARB shown on site plan, not in landscape legend. CM-TF 6 call outs, 4 shown. OH shown in Landscape Legend, OLH shown on site plan.

TR-1 (Proposed Tree Removal):

- Update regulated tree removal list to include 2, 15" Pines and 5, 16" Pines.
- Add 18" Gum and 22" Pine to the Regulated trees requiring mitigation.
- Tree credits are calculated as a whole. 141 inch caliper total divided by 6=24 credits.