

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

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

**CC:** File;

**Date:** 6/3/2019

**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:
  - Setbacks of Building (proposed)
  - Total amount of acreage within the project boundaries
  - Building size with square footage
  - Number of stories and square feet per floor
  - 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.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- A tree preservation/removal permit is required

Landscape Plan to Include:

- Sec. 18-448. Trees planted as a function of fulfilling the requirements of this article shall be a minimum of 2" caliper and 8-10 feet in height. Shrubs shall be a minimum 12 inches in height.
- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- Sec. 18-462 (d) (4): 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.

- 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.
- Sec. 18-462 (d) (12): Show locations of any Conservation Resources associated with the parcel including any Rare and Endangered species in accordance with the North Carolina Wildlife Resource Commission. Cityview flags the site for wetlands potential.
- Sec. 18-481(g): Consecutive parking spaces shall incorporate islands at the end of all parking rows and within the rows, such that no space is located more than 120 feet from a planting island. Concern with the parking row adjacent to Blackwell Land Acquisitions LLC property.
- Sec. 18-483: the buffer shall be a minimum of 3feet in height and five feet in width and may be incorporated in a streetyard, provided the streetyard is 15 feet or more in width. Provide dimensions of low buffer and/or streetyard to ensure code compliance.

CDMU (Sec. 18-257):

- Documentation of the parking spaces must be made available to the occupants at all times and clearly designated or reserved for residential tenants only.
- Conceptual lighting plan
- Verify the office proposed is not accessory to the residential use (ie. Lease office for units)