

To: Jim Cirello, RLA

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

CC: File;

Date: 10/21/2019

Re: Oleander Commons

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) (7): Show location of existing and proposed property boundaries and lot lines. Recombination plat required. **Repeat Comment.**
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line. Add fence details. **Repeat comment.**
- A tree preservation/removal permit is required. Permit received. Need check. To process.

Conditional District Conditions (CD-16-319):

- Show how stormwater pond is designed as an amenity per condition 12 of the signed ordinance. Suggestion-add pet waste stations and benches.
- Exterior lighting plan compliance per condition 14 of the signed ordinance. **Repeat comment.**
- Impervious surface calculations have increased from the approved City Council plan by 24, 991 square feet. Submit a request for an administrative modification per Sec. 18-89. **Repeat comment.**

CDMU (Sec. 18-257):

- Elevations required. **Repeat comment.**
- Show how the plan complies with dedicated tenant parking requirement. Add note regarding signage to plan, as mentioned on comment sheet.

Landscape Plan to Include:

- Streetyard: Sec. 18-477
 - Shrubs have a minimum height at planting of 12 inches.
 - Provide calculations for impervious surface within streetyard area. Max 15%.
- Parking Lot Landscaping: Sec. 18-481
 - Interior are calculations. Minimum 40% based on proposed impervious.

- Show impervious surface calculations. Max is 15% of a landscape island.
- Perimeter Parking: Sec. 18-482
 - Required for both sides of the property. Update calculations accordingly.
- Bufferyards: Sec. 18-502
 - Provide details for dumpster fence.
 - Provide calculations for required bufferyard to ensure compliance. Note the minimum plantings heights required for new plantings.
- Tree Removal Comments: Previously provided by email dated 10/21/19
 - Regulated trees located in the bufferyard and streetyard are required to be retained per Sec. 18-456.
 - Can 14" Pine in tree protection for 40" Oak be preserved?
 - Are the 14" Pines, impacted by the vehicular connection to the Tidal Creek site, on the subject property or adjacent?
- Tree Credit Comments: Previously provided by email dated 10/21/19
 - I found 6 14" Pines preserved, not 5.
 - I do not see a 12" Oak saved. Please advise of location.
 - 10" American Holly, 24" Pine and 28" Pine are exempt from mitigation requirement per Sec. 18-461(a).
 - Update required mitigation to include exempt significant trees. New required mitigation is 39 trees. Credits offset the required mitigation. No payment in lieu is required.