

To: Rich Christensen
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File; Protrak
Date: 5/16/2014
Re: Sawmill Point PLN Comments

The following is a list of comments for review from planning regarding the project.

Site Plan Comments:

- Reference flood zone on data table and the info contained in the response letter referring to 9 foot required and the proposed 13 foot floor elevation.
- The proposed power transformer box along Nutt Street, is that above or below ground?
 - Would that be a needed encroachment?
- Concern about the 5 parking spaces located at the end of Nutt Street. The proposed 5 spaces don't show up on the landscaping plan.
 - I sent my concern to Bill McDow to add to his comments.
- Reminder to include the subdivision of property along the riverwalk so this building does not have to comply with the 5-foot building setback.
- A tree preservation/removal permit is required
 - Since no removal is proposed, no fee will be charged. I just need a copy of the completed application.
 - Label tree protection fencing around cedar tree. We are glad to see this one being preserved.

CBD Comments:

- *Parking.* All off-street parking shall adhere to the following requirements:
 - Surface parking lots shall be screened from public streets by permanent walls, shrubbery or hedges at least three (3) feet but not more than five (5) feet in height.
 - The proposed shrubs need to be at least 3 feet but only where its blocking the view from Nutt Street.
- *Street trees.* For new commercial development, street tree plantings in below-grade planters shall be included in the public right-of-way at the rate of one (1) tree per thirty (30) feet of frontage.
 - Show the math for compliance for required trees and proposed trees. How many trees are actually required along Nutt Street.
- *Massing and scale.*
 - Roofs have a minimum pitch of four to twelve (4:12)
 - Please show this compliance on the elevation sheets.
- *Street-level facades.*
 - Please add the chart back in on A5.1 that shows compliance with glazing. I don't need the blue blocks as before, but I need the chart added.

- *Additional treatments.* HVAC equipment, air conditioning window units, and other electrical equipment shall not be located on street frontages. All such equipment shall be placed in the interior yards or on the roof of the building and screened from the right-of-way. Through-wall mechanical units are permitted on any facade if they are incorporated into the design of the building, flush with the facade on which they are located, concealed by a vent cover and have an internal drip system for condensation. Utility meters, transformers and fixed trash disposal receptacles that cannot be concealed from the public right of way shall be screened with an opaque fence or wall.
 - I see your response, please add as a note on your plans and send me the page number.

Landscape Plan to Include:

- Single parking rows of landscape islands shall be at least 216 SF. Please label on plans.
 - I didn't see a label. Maybe just label them on sheet cs 101.