

To: Charles D. Cazier, PE

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

CC: File

Date: 1/16/2018

Re: Smith & Gsell Design Studio

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.

- Please add the mitigation calculations to ensure compliance with Sec. 18-460. Refer to Table I, Sec 18-448(c) for tree credits and Table IV for tree mitigation requirements.
- Identify the species of the preserved and removed trees in accordance with Sec. 18-462(d)(3). For example are the pines Longleaf or Loblolly. The species will make a difference in the mitigation calculations.
- Please provide proposed spacing of all planting materials.
- Please add the calculations for the streetyard to ensure compliance with Sec. 18-477. Similar to the calculations provided for foundation plantings.
- Clarify the interior area landscaping calculations. There are two notes on the plan referencing interior landscaping with different square footage and different required percentages. Interior landscaping shall be shaded by canopy trees either planted or retained to provide 20 percent or greater canopy coverage at maturity per Sec. 18-481.
- Please add a note that the side setback and bufferyard have been reduced in accordance with Sec. 18-457(e)(3).
- The reduced buffer is acceptable; however it needs to comply with Section 18-503. In addition to supplemental vegetation a buffer less than 20 feet in width is required to include a fence or berm.