

To: Howard Resnik, PE, Studio 17 Apartments
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 6/29/2018
Re: Studio 17 Apartments TRC REV5

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:

- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Landscape Plan

- See Aarons comments regarding tree protection and red maples
- Plant Table
 - Payment in lieu requested for street trees, please make the allee elms “Interior Parking Trees”
- Parking lot shading calculation needs to be updated, 18-481 (j) is the guidance for calculating vegetation, each canopy tree is considered 707 SF. Can use the 2 red maples and would have enough shading.
- Note #2: the parking area screening is required at 3’ in height (18-438) and is drawn as such, please just update this note to match
- Tree mitigation: cannot be street yard, buffer or interior parking trees (18-460(h)) where are these trees shown?
- Existing Buffer vegetation: can you submit the photos of the site that were used to make this page?
- Buffer requirements are outlined in 18-503(c) for the portion with the fence. Please update:
 - 2 rows of planted materials on the exterior of the proposed fence
- Buffer: showing a 30” live oak as existing vegetation that is not within the property boundary, the buffer is only vegetation located on the subject property.
- Credit for existing, cannot be granted to preserved trees in buffer yard, Code requirement. Code requirements don’t be count toward mitigation credits