

To: Luke Menius
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 10/6/2022
Re: The Oaks on Lake – Old code

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

| Staff | Department | Notes |
|---------------------|-----------------------|----------------|
| Jeff Walton | Planning, Plan Review | Comments below |
| Richard Christensen | Engineering | Comments below |
| Chris Walker | Fire | Comments below |
| Mitesh Baxi | Traffic Engineering | Comments below |
| Bill McDow | Transportation | Comments below |

Jeff Walton- Planning – Attached

CD Rezoning Conditions:

1. I added the proposed building elevations shown at council. Will need to see elevation drawings for the proposed units.
2. All existing protected trees not located within the building footprint or impacted by essential site improvements shall be preserved.
 - a. Questionable tree removal pointed out in Pre TRC. Arborist states that adjacent pavement would impact, but some of the trees are not near pavement areas. Need more info. Also your arborist letter isn't signed. Questionable trees for removal still stand from Pre TRC.

Site Plan Comments:

- Please removal all CFPUA detail sheets from the city set. **(2nd request)**
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Add a dumpster detail for proposed fence material and gate.
- A tree preservation/removal permit is required
 - Show tree protection fencing to the preserved trees.

Multi Family Comments:

- Private streets and surface parking areas on the site will be no closer than fifteen (15) feet to any side of a residential building used for entry into the building and will be no closer than five (5) feet to any other face of a building. Architectural features such as stairs, chimneys, bay windows, and roof overhangs may extend into this fifteen (15) foot area, but in no case may they be closer than five (5) feet to the private street and surface parking area.
 - Dimension and show compliance.

- All new multi-family developments shall provide open space that is equivalent to a minimum of thirty-five (35) percent of the size of the tract.
 - Show areas of active and passive open space for compliance.

Landscape Plan:

- Show a proposed landscape plan.
- Show proof of the 10-inch dogwood in decline, or it must be preserved. Per City Council, tree removal is very limited.
- Show bufferyard compliance with what's required and provided.

Project Name: The Oaks on Lake Avenue
TRC Date: October 6, 2022
Reviewer: Richard Christensen, PE
Department: Engineering – Plan Review Section

Engineering has reviewed the plans for The Oaks on Lake Avenue project submitted August 31, 2022, for TRC review and have the following comments:

Stormwater Management Permit Application Form

1. IV. Project Information: #12: The driveway apron needs to be listed in this section.
2. V. Submittal Requirements: Please place initials beside all required submittal items.

Pipe Calculations

3. Provide the 50-year HGL calculations.
4. Provide more detail on how the pervious and impervious runoff coefficients were determined. Why was 0.95 not used for impervious?

Plans

5. Sheet 5 (Grading and Drainage Plan): Will there be gutters/downspouts on the rear of the buildings? If so, add a note to the plans that the gutter downspouts should direct roof runoff to drop inlets per the drainage area map, away from the adjacent property. Should the buildings get guttered on the front, then it would appear that the runoff would drain to inlets outside of their intended drainage areas. That could potentially cause unwanted surcharge in DIs 4 and 7.
6. Sheets 10 and 11: Remove CFPUA details from the plan set.
7. **Note only:** There appears to be some issue with contractors being able to procure RCP in a timely manner. The city does allow the use of HP Storm in lieu of RCP.

Variance

8. Variance response will be sent under separate cover.

Please call or email if there are any questions. Thank you.

Project Name: **The Oaks on Lake**

FORMAL TRC Date: October 6, 2022

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

Please address the following:

Are these units going to be sprinklered? There is a note on the plan referencing the FDC locations.

- Fire apparatus access road shall be no less than 20' in width. Single access serving more than two one or two-family dwellings trigger this code.

*Project Name: **THE OAKS ON LAKE***

*Formal TRC Date: **10.06.2022***

*Reviewer Name: **Mitesh Baxi***

*Reviewer Department/Division: **Engineering/Traffic Engineering***

No further comments.

Project Name: **THE OAKS ON LAKE**

TRC Date: **10.06.2022**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site has proposed an 8-unit residential subdivision at 4240 Lake Avenue.
2. Based upon the proposed ITE Estimated Trip Generation numbers, no TIA is required.
3. No Further Comments.