

To: Chuck Truby
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 7/14/2015
Re: Annex at the Reserve

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.

City Council Conditions:

1. All existing protected trees not impacted by essential site improvements shall be preserved or mitigated.
 - a. I need to review your tree removal plan. Please provide a sheet of trees to be removed/preserved overlaid on the site plan.
 - i. I have provided comments questioning tree removal in red circles on the attachment.
 - ii. I appreciate the more tree preservation on this set. I have additional redline circles that I am looking for justification on.

SRB Conditions:

1. A fee of \$33,540.50 in lieu of providing the on-site open space shall be paid prior to map recordation in accordance with Section 18-383 of the Land Development Code.
 - a. Need to be paid prior to release for construction.
 - i. Note kept until paid.

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.
 - It appears the site does not comply, please show how the proposed buildings comply.

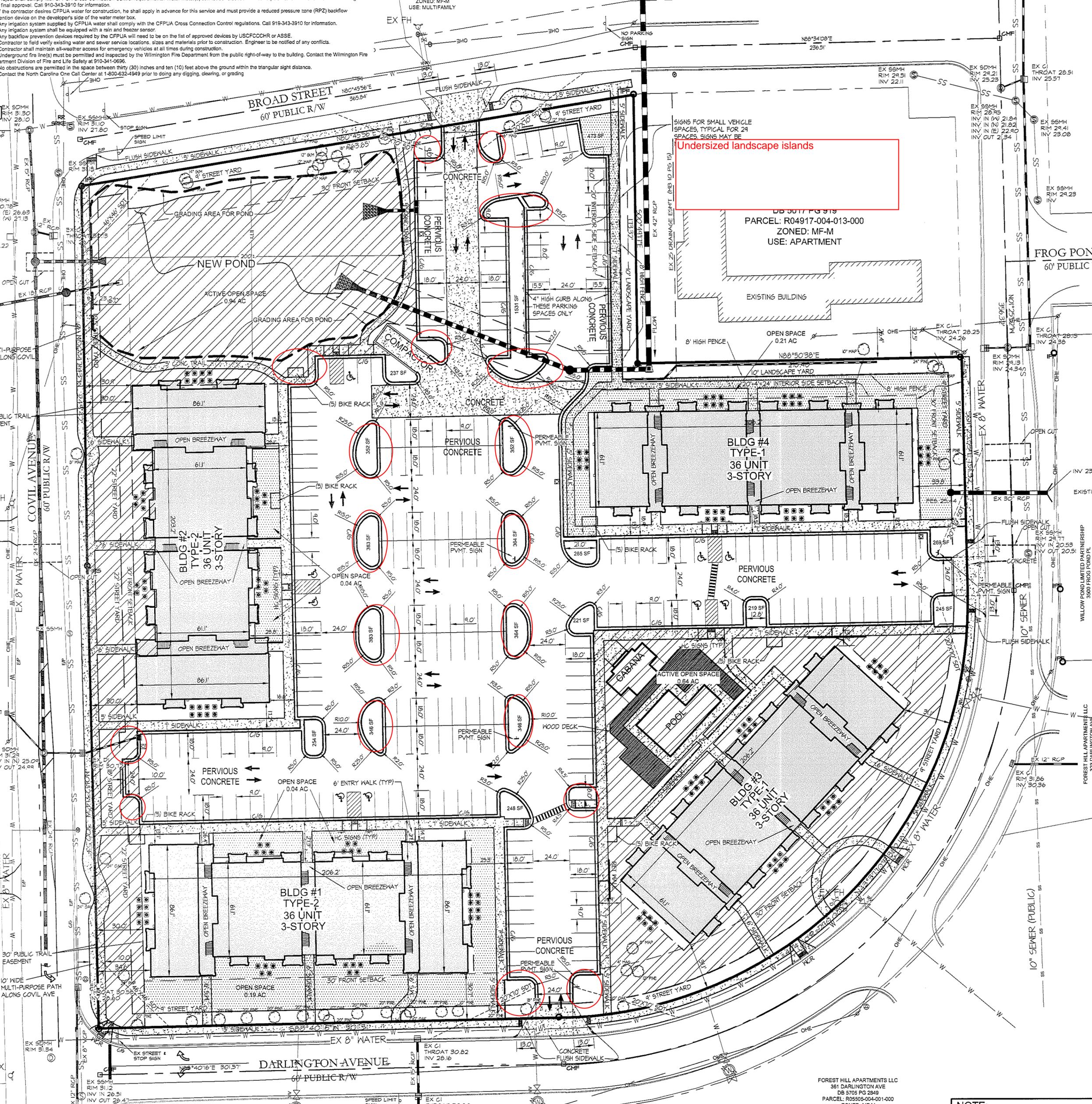
Site Plan Comments:

- A recombination plat of parcels is required prior to construction release of the project. The pay-in-lieu for open space must also be paid prior to release
 - I have reviewed the recomb plat. Just take care of CFPUA comments and we will be ready to sign the plat.
- A tree preservation/removal permit is required

Landscape Plan:

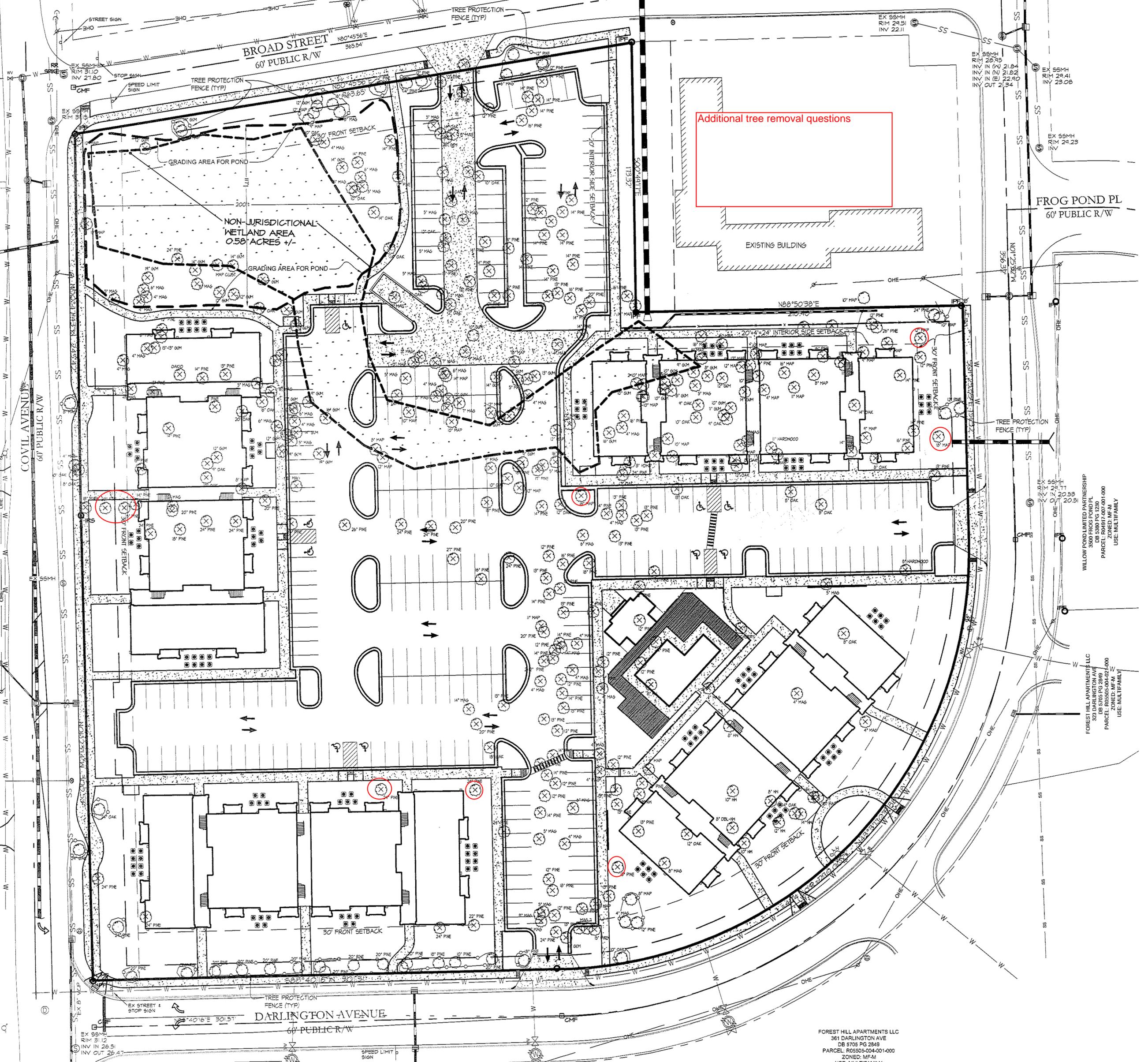
- Reminder, all single parking rows shall contain landscape islands at the end of each row at minimum 216 SF and contain one tree. All double parking rows shall contain landscape islands at the end of each row at minimum 432 SF and contain two trees.
 - For some reason I mistyped the min landscape islands of 432 SF. I have a redlune attached showing the islands that were missed.
 - I confirmed with Bill McDow that he could accept different turn radiuses in order to size the islands adequately.
- Consecutive parking spaces shall incorporate landscaped islands at the ends of all parking rows and within the rows, such that no parking space is located more than one hundred twenty (120) feet from a planting island.

For approval, Call 910-343-3910 for information.
The contractor desires CFPWA water for construction, he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
Any irrigation system supplied by CFPWA water shall comply with the CFPWA Cross Connection Control regulations. Call 919-343-3910 for information.
Any backflow prevention devices required by the CFPWA will need to be on the list of approved devices by USFCFCCOHR or ASSE.
Contractor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts.
Contractor shall maintain all-weather access for emergency vehicles at all times during construction.
Underground fire line(s) must be permitted and inspected by the Wilmington Fire Department from the public right-of-way to the building. Contact the Wilmington Fire Department Division of Fire and Life Safety at 910-341-0696.
No obstructions are permitted in the space between thirty (30) inches and ten (10) feet above the ground within the triangular sight distance.
Contact the North Carolina One Call Center at 1-800-632-4949 prior to doing any digging, clearing, or grading.



FOREST HILL APARTMENTS LLC
361 DARLINGTON AVE
DB 5705 PG 2849
PARCEL: R05505-004-001-000

NOTE



Additional tree removal questions

NON-JURISDICTIONAL
WETLAND AREA
0.58 ACRES +/-

EXISTING BUILDING

FROG POND PL
60' PUBLIC R/W

COVIL AVENUE
60' PUBLIC R/W

DARLINGTON AVENUE
60' PUBLIC R/W

WILLOW POND LIMITED PARTNERSHIP
3500 FROG POND PL
DB 5380 PG 1230
PARCEL: R04917-007-001-000
ZONED: MF-M
USE: MULTIFAMILY

FOREST HILL APARTMENTS LLC
322 DARLINGTON AVE
DB 5705 PG 2849
PARCEL: R05505-004-001-000
ZONED: MF-M
USE: MULTIFAMILY

FOREST HILL APARTMENTS LLC
361 DARLINGTON AVE
DB 5705 PG 2849
PARCEL: R05505-004-001-000
ZONED: MF-M
USE: MULTIFAMILY