

Ansley Park

TRC Planning Review – 6/19/19

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- Subdivision plat will be reviewed separately from site plan and must be recorded prior to final zoning approval. All required improvements must be complete or bonded prior to recordation. Be sure that all required information is included on plat (Sec 18-421). Please include building footprints on final plat. Title policy will be required for any public easements. Open space should be labeled as open space/common area. 10-foot wide non-municipal easement is required along all public rights-of-way. The lot fee will be \$15 per lot. Additional comments will be provided once final plat is submitted for review.
- Include architectural elevations in final plan set. Be sure to include signature blocks on all sheets.
- For Category B density bonus provide details on transit service, including agreement (minimum of two years). *Awaiting documentation.*
- Show site distance triangles on landscape plan.
- Street trees are required along all rights-of-way. Trees are missing along southeast corner along Fairview Dr adjacent to open space. There are also gaps along Orchid. Please show site distance triangles so it's clear where conflicts exist.
- Identify extent (min/max) of streetyard areas, as measured from the property line/ROW. Show areas on plan. The maximum width is 27 feet the minimum width is 9 feet. All streetyard plantings must be located within these areas. The primary streetyard (Carolina Beach Road) must contain the full amount/width, the secondary streetyards (Fairview Dr, Ansley Drive) only need to provide half of the required amount/width. The linear feet in front of the building is not applicable. Existing trees/vegetation can be used to satisfy streetyard requirements.
- Landscape islands are required at the end of each parking row. All required islands must be a minimum of 12-feet wide and contain 216 square feet. Each island requires a tree and shrubs/ground cover. There are several parking rows (2 or more spaces) that do not include a landscape island on both ends and several that do not include required plantings.
- Foundation plantings table is incorrect (e.g. Building 1 Side B requires plantings, table identifies Side C; required area exceeds proposed area in several instances).
- Label area within tree protection fencing along northern boundary, adjacent to Fairview Dr, as 'Not to be disturbed'.
- Save tree #276 on north side of pond and adjust pond plantings to accommodate.
- Provide fee for tree permit (\$150.00).