

**To:** John Tunstall  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File; Protrak  
**Date:** 12/20/2013  
**Re:** Carolina Bay Phase II

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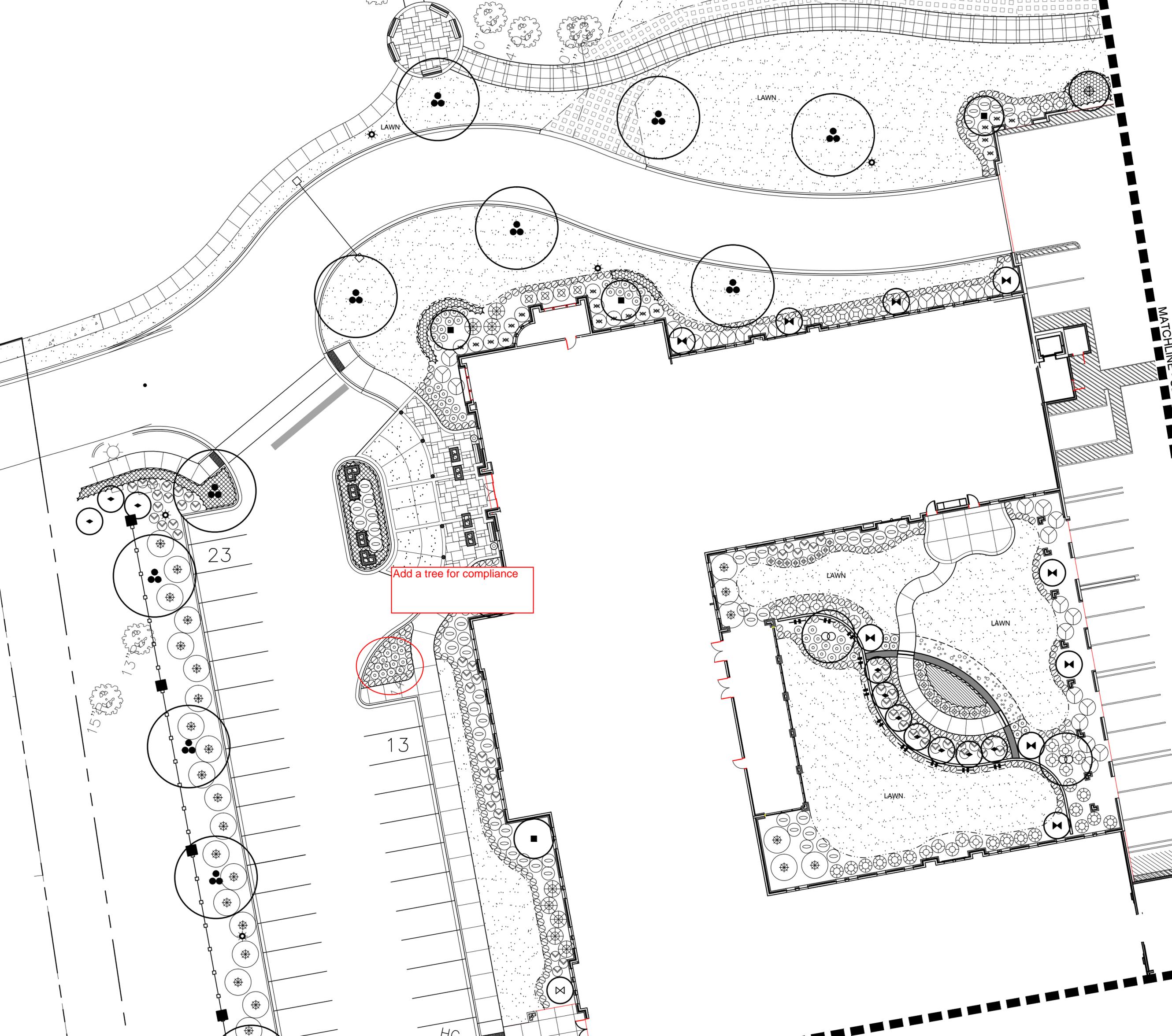
The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Comments from Dawn (For John Tunstall)

- Please change the name on all plan sheets to Carolina Bay Drive;
  - Does this still apply?
- Please provide a detail of fence and height of the dumpster containment area.
- Please submit the architectural designs of the building and approval from Autumn Hall.

Landscape Comments (Josh Mihaly):

- Shading was based on 14 percent. Landscape code requires 20 percent. Is there a MX code I am missing?
- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading spaces, automobile sales lots, driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:
- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
  - Can you darken the preserved trees? It's hard to see them within the landscape islands.
- I have attached some redlines of questionable areas.
  - Need to add a tree to a landscape island
  - Some areas of Phase II were not shown on landscape plan.



Add a tree for compliance

23

13

15

13

LAWN

LAWN

LAWN

LAWN

LAWN

MATCHLINE

E=29.00

FFE=29.00

LANDSCAPE PLANS  
(COURTYARD AREA  
BY OTHERS)

FFE=29.00

FFE=29.00

9.00

PS,

SCREENING WALL  
SEE LANDSCAPE  
PLANS.

BICYCLE  
PARKING

FFE=29.00

TAPER FROM 18" CURB AND  
GUTTER TO TURN DOWN  
CURB IN 15' SO PAVEMENT  
IS FLUSH WITH WALK.

SEE LANDSCAPE PLANS  
FOR SPECIAL PAVING  
AT DROP OFF AREA  
AND CROSS WALK

TAPER FROM 18" CURB AND  
GUTTER TO TURN DOWN  
CURB IN 15' SO PAVEMENT  
IS FLUSH WITH WALK.

SCREENING WALL  
SEE LANDSCAPE  
PLANS.

BICYCLE  
PARKING

ONE WAY, DO NOT  
ENTER SIGN AND  
THERMOPLASTIC  
ARROW

WHEEL STOPS,  
TYP.

ONE WAY SIGN AND  
THERMOPLASTIC  
ARROW.

8" WHITE THERMOPLASTIC  
CROSS WALK LINES.

PROVIDE CURB OUT  
FOR FUTURE RAMP.

Area not shown on landscape plan.

81'  
RESERVE  
R-15 ZONE

EXISTING BERM

TRANSITION FROM 18"  
CURB AND GUTTER TO  
18" REINFORCED SLOPE  
CURB AT EMERGENCY  
ACCESS AREA. SEE  
DETAIL.

5' SIDEWALK ON EAST SIDE  
OF CAROLINA BAY DR. WILL  
BE INSTALLED DURING  
PHASE II CONSTRUCTION.

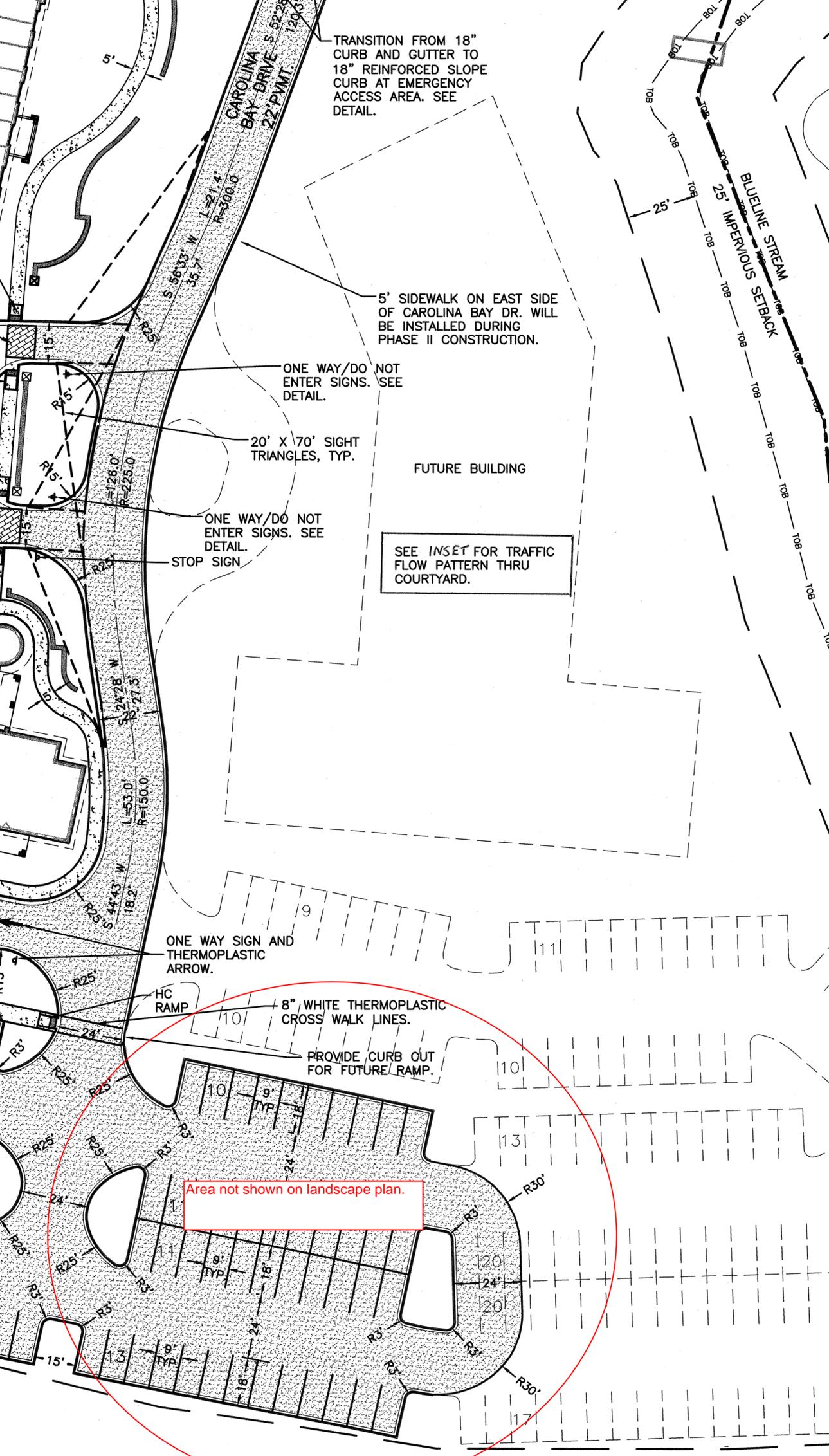
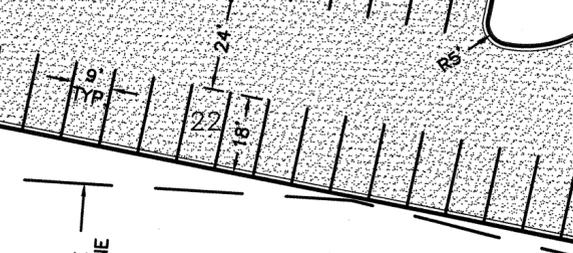
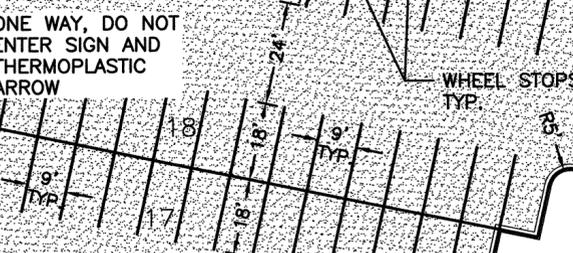
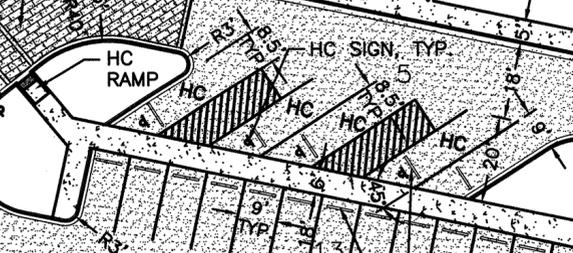
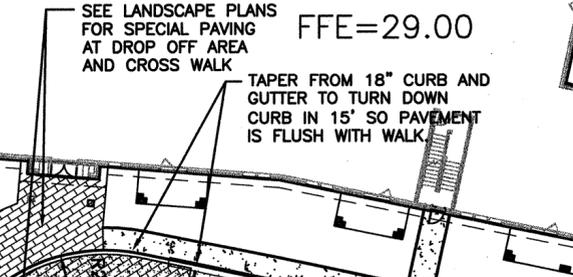
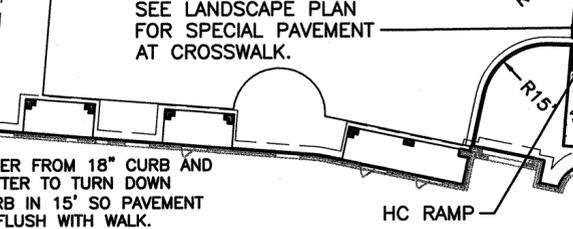
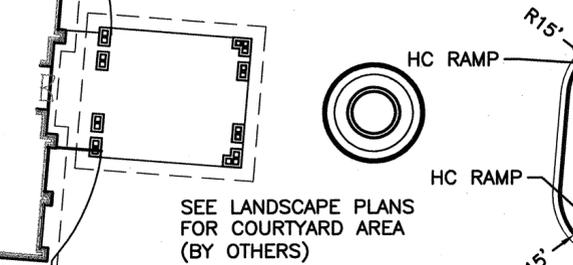
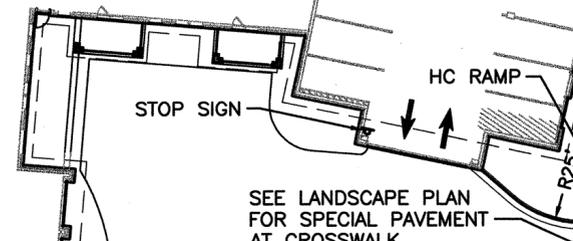
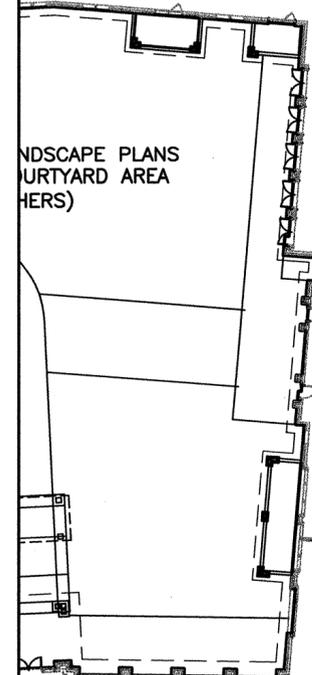
ONE WAY/DO NOT  
ENTER SIGNS. SEE  
DETAIL.

20' X 70' SIGHT  
TRIANGLES, TYP.

FUTURE BUILDING

ONE WAY/DO NOT  
ENTER SIGNS. SEE  
DETAIL.

SEE INSET FOR TRAFFIC  
FLOW PATTERN THRU  
COURTYARD.



MATCH LINE A-A  
MATCH LINE B-B

MATCH

MATCH

