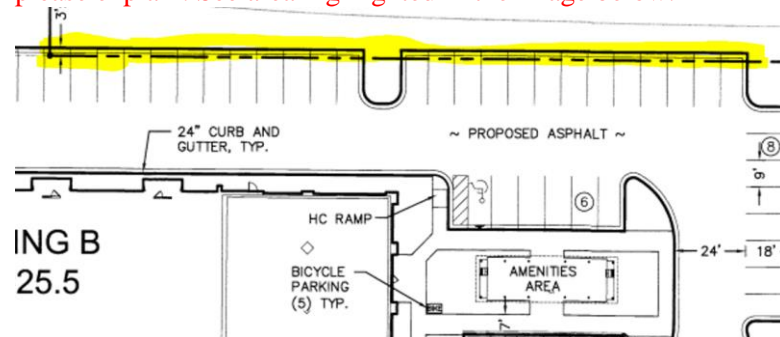


**To:** John Tunstall, P.E.  
**From:** Pat O'Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 7/30/2019  
**Re:** Renaissance Apartments TRC Review

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.

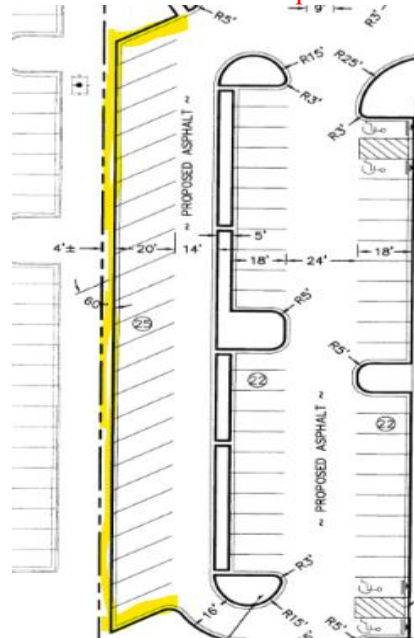
Site Plan Comments:

- Sec. 18-60 (c) (4): Show title block with name of development, name of owner and agent, name and contact information of the designer who prepared the plan and the address of the project.
  - **Comment: Address of the project is shown as 1123 on all plan sheets and in site data table. Site has preliminary address of 1025 Ashes Drive according to City's GIS records.**
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
  - **Zoning: Please note that CDMU standards are being applied, also Sheet C0.1 refers to RB zoning requirements.**
  - **Total amount and percent of impervious surface areas**
    - **Comment: This project is located in a Watershed Resource Protection area. Article 10 of the LDC will apply. Please provide an Exceptional Design narrative for review and approval.**
  - **Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination**
    - **Comment: Parking area on SE corner looks to be over the property line, please explain. See area highlighted in the image below:**



- **Sec. 18-60 (c) (15): Show a proposed landscape plan.**

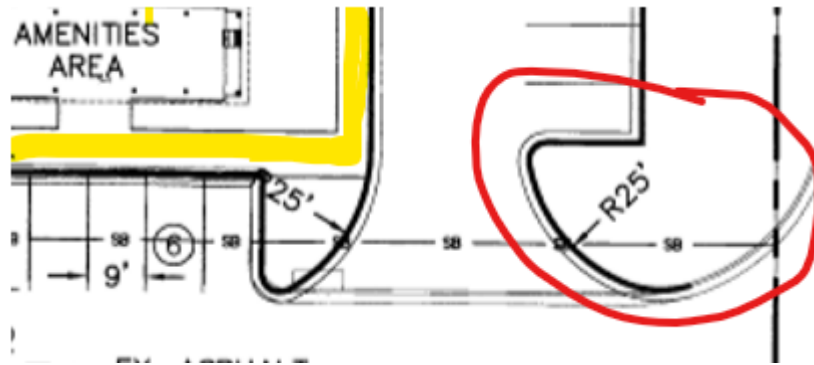
- Note on setbacks and buffer widths: For every foot of increased height of structures over twenty (20) feet, the developer shall provide additional interior side and rear yard setbacks at a 1:1 ratio where abutting a residential district [Sec. 18-190(f)]. Buffer yards shall have a base width equal to at least fifty (50) percent of the required setback. With a 45' building height, a 50' setback is required for side and rear yard setbacks. A 25' buffer would be required on those side and rear lot lines. With an SUP approval for additional height, an 80' setback with a 40' buffer is applicable.
- Comment: Parking area shown below must 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 or peninsula. Review indicates that not all spaces may be within 120' of a landscape island.



- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
  - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
    - Comment: Please note on the plans that an opaque fence is required around the dumpster area to screen it from public view.
- A tree preservation/removal permit is required
- 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.

Commercial District Mixed Use Standards:

- Sidewalks must be provided throughout the project.
  - **Recommendation:** Continue sidewalk connection from the amenity area, to the southern adjacent property.



- Community facilities and/or common area shall be provided.
- A conceptual lighting plan must be provided.
  - Comment: Please provide lighting plan.