

Memo

To: John Tunstall, PE
From: Jeff Walton, Associate Planner; jeff.walton@wilmingtonnc.gov
CC: File;
Date: 1/20/2016
Re: Flats at Main

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:

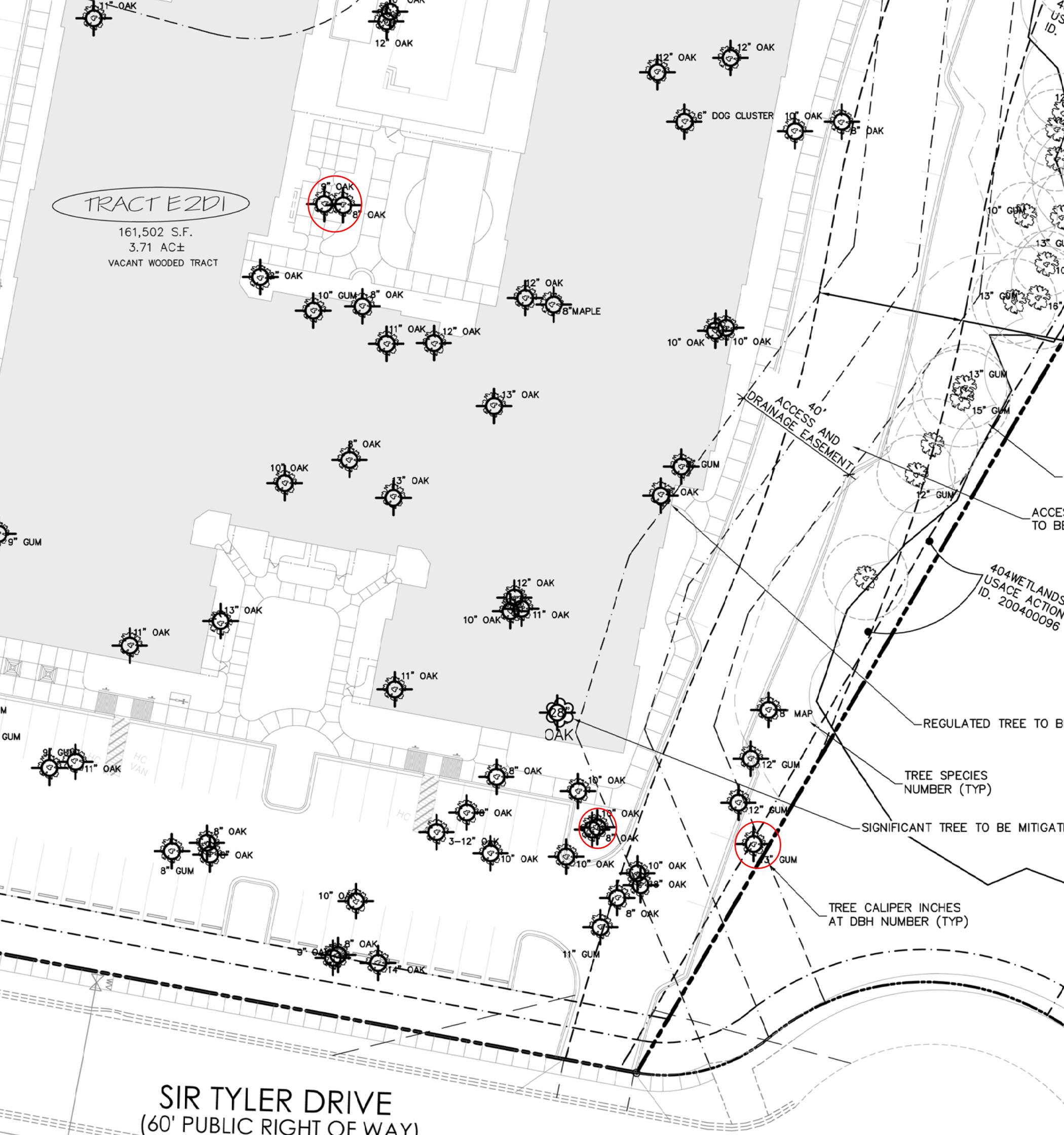
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed.
 - Is the access road going to be a public or private street? The street dedication will require SRB review. Please submit the Subdivision application and sets of plans for SRB review.
 - Is the street cross section on the plans?
 - I assume it's going to be a private street, show compliance with building setbacks.
 - I would expect a waiver of sidewalk on one side of the proposed street as well as the 500-foot variance will be heard at SRB? Please submit a variance letter addressing needed waivers.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - I have made some redlines of trees that could be preserved. See attached.
- A tree preservation/removal permit is required

Landscape Plan:

- Label which trees are part of the mitigation of 35 trees.
- Since parking faces Sir Tyler, a low buffer of continuous shrubs must be shown and be 3-feet in height when planted.

TRACT E2D1

161,502 S.F.
3.71 AC±
VACANT WOODED TRACT



SIR TYLER DRIVE
(60' PUBLIC RIGHT OF WAY)

404 WETLANDS
USAGE ACTION
ID. 2004-00096

40'
ACCESS AND
DRAINAGE EASEMENT

REGULATED TREE TO BE

TREE SPECIES
NUMBER (TYP)

SIGNIFICANT TREE TO BE MITIGATED

TREE CALIPER INCHES
AT DBH NUMBER (TYP)