

To: Robb Klauk
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 10/18/2013
Re: Mayfaire Community Center Phase 2 Lot 1-R

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:

- Need to receive a copy of the architectural design for the buildings and approval from the property owner on the design. I can't require any comments on them, but I need them for advice and also for the file.

Landscape Plan:

- Red Circles: Reminder that all parking rows shall have landscaping at each end of the parking rows. A single landscape row shall be at least 216 SF and double parking rows shall be 432 SF.
 - I made additional notes on C7.0, to help explain some solutions to consider.
- Green Circle: I appreciate the foundation planting along the front. I think you did a great job in improving the area. There was an area not marked with vegetation on one side of the building. Is that area going to be sidewalk? If not maybe some shrubs or ground cover could be shown in this area as well.

PROP. WATER TYP.

PROP. SANITARY SEWER TYP.

BUILDING A
24,069 SF

BUILDING B
50,145 SF

BUILDING C
23,201 SF

Opportunity to add full foundation plantings. Could be low shrubs in case this area will be signed.

432 SF Minimum

432 SF Minimum

216 SF Minimum

216 SF Minimum

216 SF Minimum
Could consider showing compliance with that of the bank since this is part of a master plan. This could then be an opportunity to get a tree planted. If its under 216 SF we can still work with you as long as we get a tree.

216 SF Minimum. Maybe consider moving closer to the existing lot and use both to get to the SF minimum

NG WATER D

PARKER FARM DRIVE (R/W VARIES) (PUBLIC)

EXISTING CAROLINA FIRST BANK

EXISTING PARKING LOT

EXISTING RUBY TUESDAY

