

Middleburg Apartment Community

TRC Planning Review 5/16/19

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- Be sure signature blocks are included on all plan sheets.
- Exclude CFPUA details from future city submittals.
- Plans will need to be consistent/align with Riverlights Watercraft Ferry Extension plans.
- Include graphic and numeric scale.
- Provide covenants/restrictions that demonstrate unified control/ownership of site (Sec 18-185(d)(5)).
- Provide documentation verifying community property owners association (Sec 18-185(d)(7)).
- Sign permit will be required, permit will be issued by zoning staff.
- Provide location and number of bicycle parking spaces.
- Parking must be located behind or to the side of buildings (Sec. 18-185 (d)(11)d.)
- Provide land use map for MX area showing compliance with land use mixing ratios (Sec. 18-185 (b)).
- Provide residential density within MX-zoned area. Confirm compliance with density limits. (Sec. 18-185 (e))
- Provide overall residential unit count, including this submittal and all residential subdivisions that have been approved or are currently under review.
- Provide narrative describing how project incorporates required site design elements. Provide building elevations. (Sec. 18-185 (c)(13))
- Show compliance with common space and open space standards for the MX-zoned area (Sec. 18-185 (f)).
- Provide full streetyard area and plantings for primary streetyards (Old Towne).
- Identify number of shrubs provided for all streetyards.
- 'Street A' streetyard identifies 30 required shrubs, table lists zero.
- Trees cannot count towards both the streetyard plantings and the required landscape island plantings.
- Landscape plans identify zero protected trees. There are several protected trees. Please correct.
- The required 15 trees per disturbed acres calculation is incorrect.
- Provide area for landscape islands (min. 216 sq ft).
- Provide Tree removal/preservation permit is required.
- Provide updated master tree removal exhibit.
- All federal, state, and local permits are required prior to full construction release.