

To: Matt Scharf
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File; Charlie Cazier
Date: 10/28/2013
Re: Planning 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) (7): Show location of existing and proposed property boundaries and lot lines.
 - A recombination of property to merge the two parcels is required prior to release for construction.
 - Keeping this in as a reminder to be completed.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.

CDMU Requirements:

- The dwelling units shall be part of a mixed use development established to provide innovative opportunities for an integration of diverse but compatible uses into a single development that is unified by distinguishable design features with amenities and walkways to increase pedestrian activity. Such a development shall be in single ownership or unified control of a property owners association.
 - Provide building elevations for all buildings on how this complements architecture and an integrated design.
 - All structures shall be fully integrated into the mixed use project through common design themes (including but not limited to lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, non-linear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.
 - Keeping this in until elevations are received.

Landscape Plan:

- Additional comments may be added once the landscape plan has been submitted.