

**To:** Jack Reel  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File;  
**Date:** 10/16/2013  
**Re:** Progress Apartments

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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.

City Council Conditions:

- The use and development of the subject property shall be in accordance with the preliminary plan as submitted July 30, 2013 and approved. The permitted use shall be restricted to a 204-unit multi-family development and shall not exceed 528 bedrooms.
  - The development data table has been removed. Please show on the plans as what was shown on C1.2 in the original set.
- Exterior site lighting shall be installed so as not to shine directly onto adjacent parcels.
  - Add a note that lighting shall be directional and not shown onto adjacent properties.
- A conceptual site lighting plan shall be submitted prior to construction release.
  - Can you add an additional sheet showing how lighting will be directed to within your property?
- Any freestanding sign(s) on the site shall be monument style with landscaping around the base of the sign.
  - Add note on layout plan.
  - Confirm with Zoning for any sign permits, height, size setbacks etc. needed at 254-0900. Sign permits are separate from the TRC approved plan.
- The project will not be permitted for a gate restricted access within the site unless a modification is granted to the conditional district site plan.
  - Add note to plans.
- The use of pine straw as ground cover shall be prohibited within 10 feet of any proposed combustible exterior construction.
  - I didn't see this listed in the plant material sheet. Just confirming its not being used.

Variances Approved:

- Of a maximum of 1,090 feet from Emerson Drive for the proposed distance to exceed the maximum length of 500 feet allowed from a public through-street for entire the development.
  - Add note to data table.

- From providing sidewalk on both sides of the proposed Emerson Drive extension. The applicant proposes to only install sidewalk along the northern side of Emerson Street.
  - Add note to proposed Emerson Street pages.

Site Plan Comments:

- Sec. 18-60 (c) (5): Additional information is the **site data table** as follows:
  - Building size with square footage
  - Calculations for building lot coverage
  - Number of units
  - Number of buildings
  - Building height
  - Number of stories and square feet per floor
  - Total amount and percent of impervious surface areas
  - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
  - CAMA land use classification
- Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 20 feet of the primary entrance to the facility.
  - I see bike parking is shown and labeled on the plan. Please add the number of spaces proposed in the **data table** compliant with the above regulation,
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: wetland disturbance permits, city stormwater, tree protection permits, NHC grading permits, TIA approval and DOT permits, etc.

Subdivision Preliminary Plan Comments:

- A subdivision of property is required before construction release and required easements must be recorded prior to CO.
  - Has this been completed?

Multi-Family Zoning Requirements:

- All new multi-family developments shall provide open space that is equivalent to a minimum of thirty-five (35) percent of the size of the tract. In calculating the required amount of open space for the proposed multi-family development, the area of the property associated with natural ponds, stormwater ponds, lakes, ponds, rivers, streams and marshes shall first be subtracted from the gross area of land to be committed to the development. Half (17.5%) of the overall open space shall be either active or passive recreation areas. The remaining half (17.5%) may be active or passive recreation areas, or open space. The required open space and recreation space shall meet the standards as defined in Article 7 of this Chapter.
  - Please include compliance with open space requirements in data table.
  - Include in the plans a sheet on how you comply with the open space requirements.

Landscape Plan to Include:

- Trees: I have attached a redline drawing of questionable tree removal. Let's work to determine if these trees can be retained or provide reasons on why they must be removed. Many appear not to be part of essential site improvements.
- The buffer shrubs in front of the parking lot facing Emerson Street need to be a minimum height of 36-inches when planted please amend the planting sheet.

- See an attached insert pdf version for comments.
- Please label all required landscape islands. Islands are required at each end of parking rows. Min SF for single rows are 216 SF and for double rows 432 SF.
  - Label on landscape plan or on site layout plan, your choice.
    - Added questionable islands on sheet LG1.1. See Attached.
- All proposed trees must be a minimum of 2.5-inches in caliper. Please show in planting table.

Suggestion only from Aaron Reese:

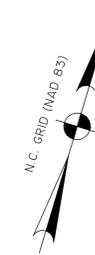
- Even though we cannot require them to plant trees greater than 2.5" diameter, I would like to encourage them to install larger trees if at all possible, seeing as how they are removing a great deal of canopy coverage from that geographic area. I believe larger trees at time of planting would also increase the outdoor visual draw and attractiveness of this new development. OPTIONAL ONLY
- I would like to suggest that they put up signs on their tree protection fencing which reads "Tree Protection Area, Do Not Enter", in both English and Spanish. These signs are widely used and available. We do not currently require this, but I would like to see us proceed in that direction in the future. OPTIONAL ONLY

| CURVE TABLE |         |         |            |                 |
|-------------|---------|---------|------------|-----------------|
| CURVE       | RADIUS  | LENGTH  | CH BEARING | CH LENGTH DELTA |
| C1          | 717.23' | 396.00' | N 65°29' E | 399.95'         |
| C2          | 530.00' | 41.40'  | S 75°29' W | 41.39'          |

N/F  
 AVALON APARTMENTS  
 DE, LLC  
 D.B. 5579-552  
 ZONING: MF-M (CD)  
 LAND USE:  
 MULTIFAMILY  
 RESIDENTIAL

N/F  
 MW4, LLC  
 D.B. 5320-328  
 ZONING: IND  
 LAND USE:  
 BOAT BUILDING

CSX RAILROAD  
 (FORMERLY SEABOARD COASTLINE)  
 R/W VARIES



**TREE LEGEND:**

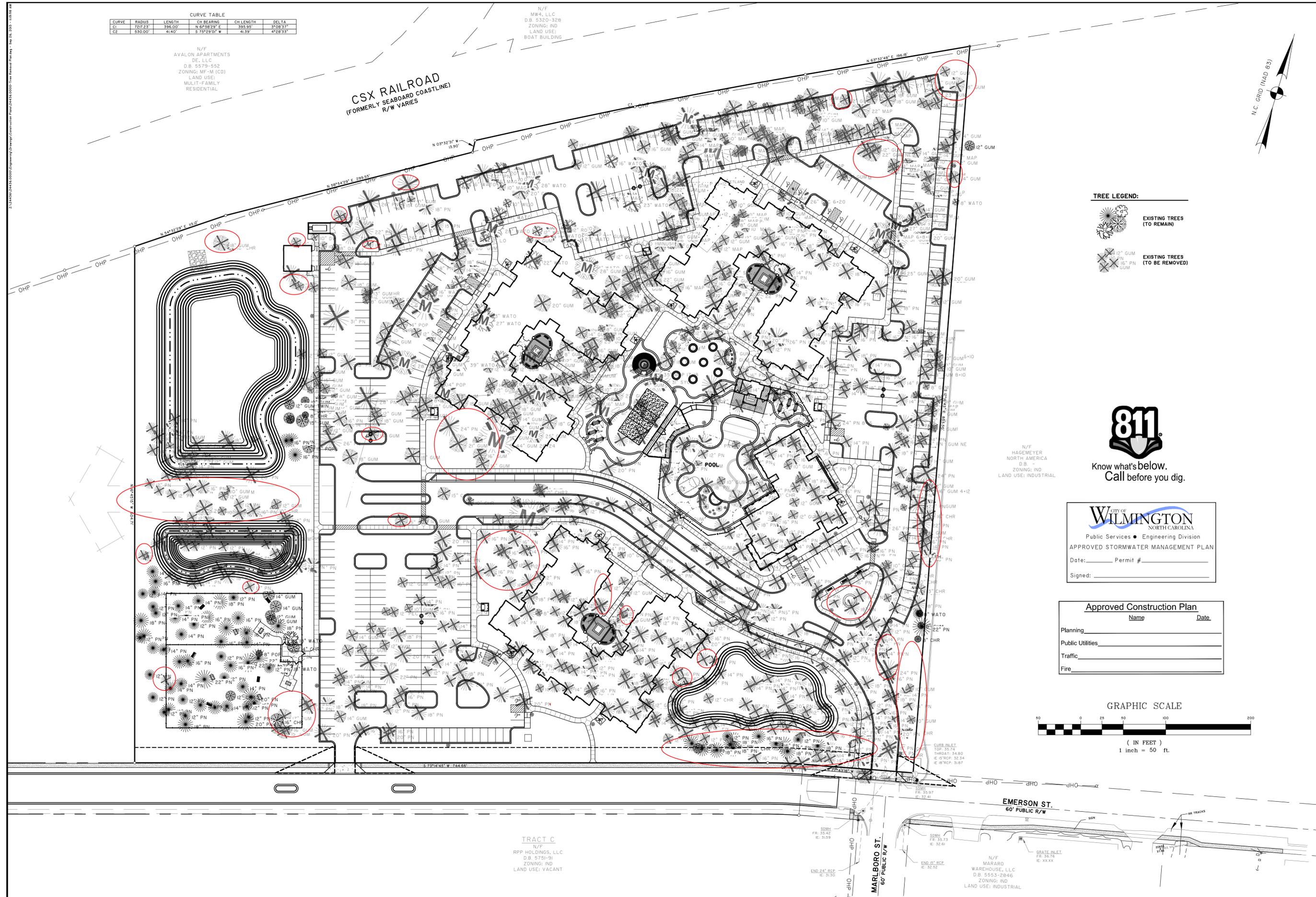
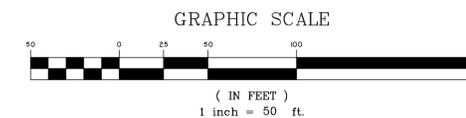
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)

Know what's below.  
 Call before you dig.

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**

| Name             | Date  |
|------------------|-------|
| Planning         | _____ |
| Public Utilities | _____ |
| Traffic          | _____ |
| Fire             | _____ |



TRACT C  
 N/F  
 RPP HOLDINGS, LLC  
 D.B. 8701-9  
 ZONING: IND  
 LAND USE: VACANT

N/F  
 MARARO  
 WAREHOUSE, LLC  
 D.B. 5553-2846  
 ZONING: IND  
 LAND USE: INDUSTRIAL

Preliminary  
 For Review Only

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
|     |           |    |      |

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
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 Wilmington, NC 28403 • 910.332.3360  
 www.thomasandhutton.com  
 Savannah, GA | Brunswick, GA | Charleston, SC | Myrtle Beach, SC

**PROGRESS910**  
**4055 EMERSON STREET**  
 CITY OF WILMINGTON, NORTH CAROLINA  
**PROGRESS BUILDERS, LLC**  
 TREE REMOVAL PLAN

|           |              |
|-----------|--------------|
| JOB NO:   | J-24436.0000 |
| DATE:     | 9/24/13      |
| DRAWN:    | JB/J         |
| DESIGNED: | SKM          |
| REVIEWED: | JDR          |
| APPROVED: | JDR          |
| SCALE:    | 1" = 50'     |

**G2.3**

SHEET LSI.4

SHEET LSI.3

SHEET LSI.1

SHEET LSI.2

Label SF

Label SF

Min 216 SF, needs to be enlarged.

Is this accurate? The 216 SF landscape island cannot be counted towards the minimum required for streetyard width.

LANDSCAPE

EMERSON STR  
- 917.50 L.F.  
& 18' BUFFE

- 1 CANO
  - 3 UND
  - 6 SHR
- PARKING AREA  
- 205,782 S.F.  
- MINIMUM 75%  
- MAXIMUM 25%

[INTERIO

PARKING AREA

FOUNDATION  
- WALL ADJA  
55 FACADE

- WALL ADJA  
17 FACADE

OVERALL SITE  
16.0 AC. + DEV  
TREES / AC.

TREE MITIGAT

- TOTAL TR

Approved Construction Plan

Name Date

TRACT C  
N/F  
RPP HOLDINGS, LLC  
D.B. 5751-01

OWNER)  
16" CHR

- QV  
1
- TRAA  
2
- ARS-P  
2
- TRAA  
210
- QV-P  
1
- TRAA  
35

- QV-P  
1
- ARS-P  
2
- TRAA  
243

Show min 36-  
inches in height.

Add additional  
trees to achieve  
the parking  
buffer opacity,

- QV-P  
1
- JUNB  
44
- TRAA  
49

- JUNB  
44
- LIRC-B  
7
- LORP-B  
9
- MGDB-B  
3

- ARS-B  
1
- LIS  
1
- TRAA  
49

- OXF-B  
9
- IV-B  
5
- MGDB-B  
1
- OXF-B  
6

