

To: Garry Pape, PE
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 4/21/2014
Re: Saxon Place Planning Comments

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:

- A recombination plat must be recorded to comply with CDMU preferred prior to release for construction.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
 - Show dumpster detail for fence and gate.
 - Show landscaping on all sides of dumpster.
- A tree preservation/removal permit is required

Commercial District Mixed Use Standards:

- Can you send me an official revised elevation plan; I didn't seem to keep the copy you sent.
- 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.
 - Please call out material types and colors used on the MF façade to assure compliance with that of Courts and Sports (C&S).
 - Will the trim around the doors and windows match the white trim used in C&S?
 - Will the brick base match the brick color use in C&S?
 - Please consider adding a second elevation window for the side of building facing Darlington Avenue.
 - I like the X's and lines around the top of the porch on C&S. Any chance to mimic that on the railings of the 2nd floor for the MF portion. This may not be acceptable for building inspections; it's a discussion I hope to have.
 - Consideration in the roof pitch to add vertical siding to match C&S?
- Community facilities and/or common area shall be provided.
 - Label on site plan.

- A conceptual lighting plan must be provided.
 - Please provide on next submittal.

Landscape Plan:

- Sec. 18-482. Perimeter landscaping: A landscaped yard ten (10) feet in width shall be required along any side of a parking lot abutting a separate parking lot, driveway, or residentially-zoned property. (property line to the north)
 - Plantings shall consist, at a minimum of one (1) tree of the size specified in section 18-448 every eighteen (18) to twenty seven (27) feet.
 - Perimeter landscaping areas shall be designed with depressed contours and curb openings to receive surface flow directed from parking lot runoff where feasible for creating bioretention and infiltration areas for water quality protection and groundwater recharge.
- Show shading compliance for the parking lots for **both uses** on site.
- Show requirements and compliance on **both uses** for streetyard, bufferyards, and foundation plantings.