

To: Towns on Green
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 10/27/2022
Re: Towns on Green TRC Rev. 2

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	No further comments
Richard Christensen	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	No further comments
Bill McDow	Transportation	No further comments
Sally Thigpen	Urban Forestry	No further comments

Pat O'Mahony- Planning – Attached

- No further comments

Project Name: Townes on Green
Date: September 26, 2022
Reviewer: Richard Christensen, PE
Department: Engineering – Plan Review Section

Engineering has reviewed the plans for the Townes on Green project submitted September 20, 2022, for TRC review and have the following comments:

Exceptional Design Narrative (provided by Mihaly Land Design)

1. Existing impervious in the Site Assessment section does not match Section IV. 5 & 6 of the SW application.
2. The numbers in the Development Plans section are not consistent with Section IV. 8, 9 & 10.

Plans

3. C-3: A small portion of the MUP appears to be outside of the public r/w and not in a public pedestrian access easement. Please add the needed easement linework. Label the entire public access easement separately from the P.U.E.
4. C-4:
 - a. Slide DI-2 outside of the MUP footprint.
 - b. This may not be feasible and it appears I missed it in earlier reviews, but typically structures within the footprint of the driveway apron should be avoided. Again, I missed it in earlier reviews so do what you can. Here is the technical standard:
No driveway shall be permitted to conflict with any municipal facility such as traffic signals, catch basins, fire hydrants, crosswalks, loading zones, bus stops, utility poles, fire alarm supports, meter boxes and sewer cleanouts or other necessary structures, except with the express approval of the appropriate city officials. Any adjustments to municipal facilities to avoid such conflicts shall be at the expense of the abutting property owner.
5. C-7.0: With the addition of the road cross-section and the callout for city standard valley curbing, please add the city standard curbing detail or remove the “city standard” part of the callout.
6. C-7.2/7.3: Remove the CFPUA details from the plan set. The city does not sign off on CFPUA details.

Payment in Lieu

7. The PIL amount of \$1,710.50 is acceptable. Please submit the PIL to the city prior to requesting the certificate of occupancy.
8. Provide an 8.5”x11” exhibit highlighting the portion of the MUP covered by the PIL.

Please call or email if there are any questions. Thank you.