

To: John Tunstall
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 5/27/2015
Re: Westfall Park Apartments (Mixed Use)

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) (4): Show title block with name of development.
 - For the permit, can we call it “Westfall Park Apartments Mixed Use” since it’s not a true multi-family development per the zoning requirements?
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building (proposed)
 - In data table
- Dimension all landscape islands to be at least 216 SF. Show on site plan.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - Looks as though no trees are being saved. I have attached a redline of potential tree save areas within the proposed landscaped areas. Lets discuss more at TRC
 - Add tree protection detail to the plans.
 - Check your tree mitigation on the page. The only trees to be mitigated are the significant trees.
- 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. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
 - I think your bike parking is within an enclosed building? Is it possible to place bike racks near the building entrances as well as the commercial space?
- 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.
 - Provide a detail sheet for proposed fence gate and type, height around the dumpster enclosure.
- The parking minimum and maximum is confusing. Please show per code, minimum and maximum parking allowed per code. Reminder is you are above the midpoint for parking, I have more authority for tree preservation in the attached redline.
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.

- A tree preservation/removal permit is required
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Commercial District Mixed Use Standards:

- Show the commercial component on your building elevation, does it differ slightly in style compared to the entire building?
- One dedicated parking space shall be provided for each dwelling unit on site. The parking space must be available to the occupants at all times and clearly designated or reserved for residential tenants only.
 - Designate on the plans parking for commercial space. This area will need to be signed for commercial parking.
- Submit a lighting plan.
- On A1.01, a use of retail is not allowed. Consider adding as a restaurant or commercial to the label of the space.

Landscape Plan to Include:

- Please remove the shade on the trees within the landscape islands, I cannot see the entire island.
- Mitigated trees need to be shown on the plans as a result of the significant type tree removal. These trees must be shown above what is normally required for plantings.
 - Pay attention to LP1.00 and SD0.11, it just seems not consistent.
- All proposed trees must be at least 2-inches in caliper, please fix in the planting schedule.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.

(PRIVATE COMMON AREA)
M.B. 53, PG.312

TRACT F
M.B. 43, PG.380

TRACT E2D1
146,335 SF
3.36 AC±

TRACT E2D2
M.B. 53, PG.312

TRACT E2C
M.B. 51 PG. 21
CONSERVATION EASEMENT
M.B. 51, PG.104

