

To: Phil Tripp
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 5/10/2023
Re: Forest Park Townhomes

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
Bill McDow	Transportation	No comments
Chris Walker	Fire	No comments
Jeff Walton	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments below
Mitesh Baxi	Traffic Engineering	Comments below
Sally Thigpen	Urban Forestry	Comments below

Jeff Walton- Planning – Attached

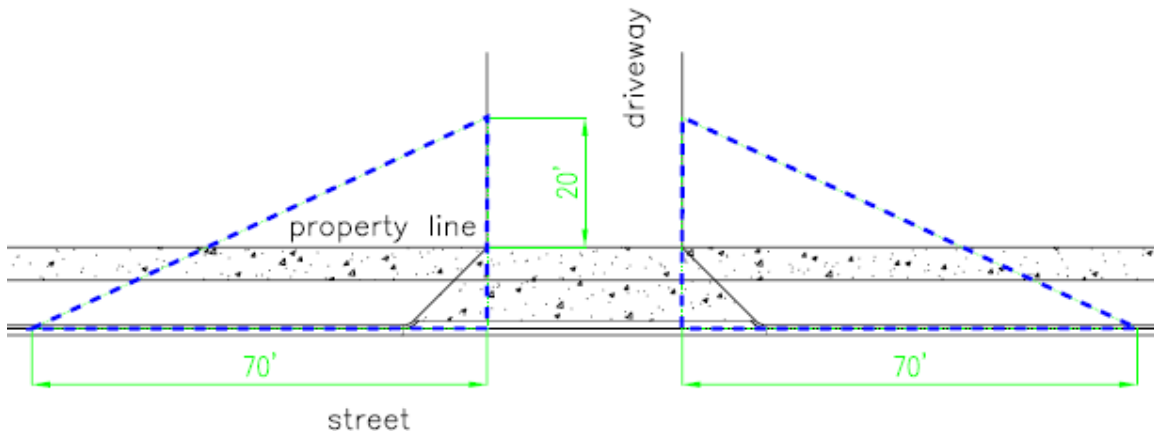
- Payment in lieu for mitigation trees:
 - $217 * 175 = \$37,975.00$

Trent Butler – Engineering

1. HGL elevations were not shown in the 10 & 50-year storm HGL storm pipe calculations. Assume an appropriate tailwater condition. Please revise.
2. Revise the pre/post routing calculations for the 2, 10, and 25-year storms. The calculations submitted show the outlet structure rim set at 22.80' and the plans call for it to be at elevation 23.30'. The post-developed peak discharge rate should not exceed the predeveloped condition for the 2, 10, and 25-year storms.
3. The pre/post routing calculations that were included in the 01/05/2023 TRC submittal were correct. Please revise the calculations package to include the correct set of pre/post routing calculations.
4. Provide spot elevations along the ROW sidewalk.
5. With the FFE at elevation 24.5', a retaining wall may be necessary between the ROW sidewalk and each building. Slopes between the sidewalk and buildings should not exceed 3:1.
6. Will there be stairs for the short sidewalks connecting each building to the ROW sidewalk?
7. Verify the ROW sidewalk and all required ADA accesses meet ADA requirements.

Mitesh Baxi – Traffic Engineering

1. Revise City's 20'x70' sight distance triangle at the driveway on the site plan and landscaping plan as per below reference image. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC].



Sally Thigpen – Forestry

- The building footprint is really close to these trees. It's a 20" live oak and 17" oak. Please reiterate that for the trees to survive they need a plan- preferably from an arborist- that will likely include limiting impact, root pruning, supplemental water, possibly adding mulch or amendments.

