

**To:** Phil Tripp  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File;  
**Date:** 6/29/2023  
**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
Sally Thigpen	Urban Forestry	No Comments
Jeff Walton	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments below
Mitesh Baxi	Traffic Engineering	Comments below

Jeff Walton- Planning – Attached

- Payment in lieu for mitigation trees:
  - 217 \* 175 = \$37,975.00
    - Keeping as a reminder to the next planner.

Trent Butler – Engineering

1. ROW sidewalk is required for this project.
2. Provide spot elevations along the ROW sidewalk.
3. 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.
4. A minimum 1-foot-wide shoulder should be maintained along both edges of the ROW sidewalk.
5. Will there be stairs for the short sidewalks connecting each building to the ROW sidewalk?
6. 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].

