

**To:** Jeremy Blair, PE. Paramounte Engineering, Inc.  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File; Multifamily Landscape Design Associates  
**Date:** 3/5/2018  
**Re:** Amberleigh Shores Phase II

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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:

- Be sure to include the following stamp on all plan pages:

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Owner/Developer listed does not match NHC tax records for property owner(s). Please add/update with all current owners.
- Please provide Multifamily Landscape Design Associates contact information on cover sheet. Project contact and email address for plan comments is needed.
- Additional information is the site data table(s) as follows:
  - Add all current addresses of the properties for development
  - Zoning: designation is MF-M(CD), there is no proposed zoning please remove
  - Setbacks of Buildings (proposed)
  - Setbacks of Building: add note regarding additional setbacks required to allow for the 96' height
  - Only include site area for Phase II
  - Building size with square footage add to data table
  - Calculations for building lot coverage add to data table
  - Only include number of units for Phase II
  - Number of buildings add to data table
  - Breakdown of square feet per floor for each building
  - Total amount and percent of impervious surface areas
    - Needs to be broken down to separate out the designated Watershed Resource Protection areas of the project boundary (impervious surface area limited to 25% BUA for this portion of the project)
    - Update the exceptional design narrative sent with conditional rezoning to reflect current development plans for exceptional design credits
  - Off street parking calculations
    - Minimum parking based on units = 514 spaces

- Proposed parking (adding in garages) = 538 spaces
    - Add bicycle parking
    - CD -14-616 Condition #6: *Any surface parking above the minimum allowed shall be pervious materials, if the soil is deemed suitable.*(update the proposed impervious when amendments are made to the parking areas and provide information regarding soils)
      - Delineate parking spaces adjacent to buildings 6&7
  - CAMA land use classification: Transitional and Watershed Resource Protection
    - Delineate out on the plan set where the boundary is
  - Density: separate out the Watershed Resource Protection areas of the project boundary (allowable density is different)
- Will the entire project bounds become one property? Show proposed lot lines as necessary
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed.
  - Provide written letter of no objection referencing the same plan sheets as submitted to the Duke Energy.
  - If multi-use path is outside right of way, include pedestrian easement along Market Street.
- Pedestrian
  - Sidewalk is required from public infrastructure to the front door of the proposed buildings (including buildings 6 &7)
  - Multi-Use Path needs to connect to the existing on Market Street, continue to the north of the site driveway
  - Connect phases with sidewalk on the driveway near building 1
  - Recommend to continue sidewalk from building 5 along stormwater management area
- Conservation Resource
  - Add to site data table
  - Setbacks/buffers must be shown for each wetland on all sheet pages
  - Any encroachment into resource areas must meet standards of 18-341
  - Provide JD and impacts permit in order to keep the submitted site design
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
  - CD-14-616 Condition #11: *In addition to the 20-foot buffer, an 8-foot tall wooden fence must be constructed adjacent to buildings 6 &7.*
  - Unclear if the fencing shown by buildings 6 & 7 is proposed or is part of the existing. Please verify details to meet condition #11
- Add adjacent property owner information across Market Street.
- 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.
- Add all conditional rezoning Ordinance conditions to plan set. CD-14-616. Applicable conditions must be met prior to release.

#### MF-M Zoning District

- Open space required at 35% of the tract, show calculation and open space areas
  - Stormwater ponds not counted toward the gross land area
- Ensure compliance with parking setbacks to the proposed structures (Buildings 6&7): *Private streets and surface parking areas on the site will be no closer than fifteen (15) feet to any side of a residential building used for entry into the building and will be no closer than five (5) feet to any other face of a building. Architectural features such as stairs, chimneys, bay windows, and roof overhangs may extend into this fifteen-foot area, but in no case may they be closer than five (5) feet to the private street and surface parking area.*
- Applicable to Building 1

- HVAC equipment, air conditioning window units, electrical equipment, fire escapes, solid waste facilities and other utility equipment shall not be located along facades with street frontage; and
- Architectural features, including fenestration, material changes or other design features must be provided along the street such that blank wall space does not exceed fifteen (15) feet in length.

#### Site Inventory and Tree Survey

- CD-14-616 Condition #5: *All existing protected trees not impacted by essential site improvements shall be preserved or mitigated. Preservation of existing trees shall be included in the overall design of the project such as additional landscape islands and preservation along the perimeter of the site.*
  - Some of the trees for removal may be able to be saved, please provide information regarding why these cannot be saved; in landscape islands, parking area perimeter and areas surrounding the proposed structures
- Conservation areas cannot be cleared: *A conservation resource shall not be cleared of vegetation, shall not have natural drainage system(s) significantly altered and shall not be developed in any manner that would negatively impact the conservation resource*
  - JD and impacts permit required for the development
- C-1.3 Enlargement for Buildings 6&7 labels not legible for trees
- CD-14-616 Condition #11: Building 6&7 shall be shifted north to preserve the existing 26-inch oak tree and other vegetation where possible
  - Include tree save area on this portion of the plan clearly identifying this condition met
- Concurrence required with City Arborist for tree removal as proposed

#### Landscape Plan to Include:

- General
  - A tree preservation/removal permit is required
  - Owner/Developer listed does not match NHC tax records for property owner(s). Please add/update with all current owners.
  - Confirm plantings with City Arborist
  - Include conservation resource setbacks on landscaping
  - On sheets where quantity of species are split between pages, please split each label quantity by page.
  - Cannot read some species under page labels
  - Add all pedestrian elements in accordance with the comments above
  - Is the box on L8-03 located next to the 200 annuals intended as the sign? Please label.
  - What are the areas bubbled out?
  - Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
  - 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.
  - Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
  - Sec. 18-462 (d) (7): Show all existing and proposed utilities and if applicable, their associated elements.
  - Sec. 18-462 (d) (8): Show location and square footage of structures and parking lots.

- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.
  - Please check the adjacent property owner labels on L8-00, incomplete/needs parcel lines
- Sec. 18-462 (d) (10): Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all natural vegetation to be used part of the buffer.
- Add existing vegetation to remain on landscaping plans
  
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- Sec. 18-462 (d) (12): Show locations of any Conservation Resources associated with the parcels
- Provide plant schedule for minimum planting sizes (18-448(2))
- Street Yard 18-477
  - Show the required street yard area and calculations in data table and on all applicable sheet pages (include multiplier, property frontage, contents, etc)
  - Add required shrubs to street yard
  - What are the areas bubbled out? Are these indicating LOD?
  - Show existing vegetation to remain in street yard
  - Add multi-use path along Market Street frontage to landscape plans (and potentially pedestrian easement)
  - Include proposed impervious surface calculation in street yard area (no more than 15%)
    - Please use the site comments above for pedestrian requirements: sidewalks and multi-use path
- Interior Area Landscaping 18-481
  - Provide canopy coverage calculation (20% required)
  - Label area of each landscape island
  - Provide required shrubbery on landscape islands
- Perimeter Landscaping 18-482
  - Required between parking facility on Phase I
  - Add contents (tree required every 18-27')
  - Show any existing vegetation to count toward requirements
  - Show all trees proposed for perimeter landscaping to demonstrate spacing requirements are met (as shown on L8-01)
- Parking Area Screening 18-483
  - If parking is within 50' of the right of way this is required (low buffer can be within the required street yard)
- Foundation Plantings 18-490
  - Provide calculation of each building area facing the parking area and/or internal drives to meet the required 12% for foundation plantings
  - Ensure that all sides of each structure that face the parking facilities have foundation plantings
- Buffer Yard 18-Division VII
  - Show compliance with CD-14-616 Condition #12 *In addition to the 20-foot buffer, an 8-foot tall fence must be constructed adjacent to buildings 6&7*
  - No activities shall be permissible in the buffer
  - Provide contents of buffer yards to meet 18-503 with either plantings or existing vegetation on the landscaping plans
- Heating and Air Conditioning units including roof-mounted units must be shielded from the adjacent residential districts (18-502)