

To: Jeremy Blair, PE. Paramounte Engineering, Inc.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File; Multifamily Landscape Design Associates
Date: 12/10/2018
Re: Amberleigh Shores Phase II

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:

- Site Information
 - Add parcel information for R03600-005-384-000 to the site data table, within LOD
 - Add CD-14-616 reference next to MF zoning district
 - The area given for building lot area and buildings proposed footprint (impervious area) do not match on site plan
 - Off street parking calculations
 - Add number for pervious spaces proposed: 51? Satisfies condition #6
- Submit proposed recombination plat with easements prior to construction release.
- Conservation Resource
 - Conservation resource buffers cannot be used for active recreation open space
 - Within the conservation resource setback, improvement can be made up to 25% buildable area of just the setback area: are these calculations included in this submission?
- Exceptional Design:
 - Calculations for the porous surface calculations need to be for the whole site not just watershed resource protection area to claim the credits (10pts as submitted)
 - Engineering will confirm stormwater assertions in narrative
- 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.
 - The Area E is non-jurisdictional, is there a permit received for fill in this area?

Tree Removal

- Tree permit submission has not been received
- 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
- Staff is recommending tree save in multiple locations and can meet/discuss further
- Concurrence required with City Arborist for tree removal as proposed

Landscape Plan to Include:

- A tree preservation/removal permit is required
- Confirm plantings with City Arborist
- Please remove internal building layout
- Please amend the wetlands to match the fill permits (remove where fill is proposed)
- Pending tree removal permit: *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.*
- Show shrub heights on L9-01
- Show tree protection around existing vegetation on each sheet page not just on L9-02
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.
- Please check the adjacent property owner labels on L8-00, incomplete/needs parcel lines
- Show existing vegetation to remain in buffers: *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.*
- Provide tree symbology on L9-01 for plant schedule
- Street Yard 18-477
 - Provide the minimum and maximum width of the street yard of Market Street on plan sheets
 - Street yard required is 6,502.5 SF what area is provided? Show both the required street yard area /calculations and provided in data table
 - Add required shrubs to street yard between the minimum and maximum depth of street yard allowable as discussed on the phone
 - Show existing vegetation to remain in street yard
 - Add multi-use path along Market Street frontage to landscape plans to all applicable sheet pages (L8-13, L8-08, L8-03,etc.) show on north side of driveway.
 - Where on L9-01 is the proposed impervious surface calculation in street yard area (no more than 15%)
- Interior Area Landscaping 18-481
 - Are any existing trees contributing to the shading requirement?
 - Label area of each landscape island, all must be 216 SF please update
- 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
 - On L8-18: Ensure fence continues north/south as shown on civil drawings. 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*
 - On L8-18: show property boundary of project and 20' of buffer marked all the way around this area.
 - Provide contents of buffer yards along other parts of site plan where buffer is required to meet 18-503 with either plantings or existing vegetation on the landscaping plans as discussed on the phone