

To: Jeremy Blair, PE. Paramounte Engineering, Inc.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File; Multifamily Landscape Design Associates
Date: 12/20/2018
Re: Amberleigh Shores Phase II TRC REV3

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:

- 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.
 - TPP
 - SEC
 - City Stormwater
- Release letter will have conditions regarding, Please note for your reference:
 - Payment in lieu for the multi-use path
 - Recombination plat – are there any updates from the comments previously sent?
 - Fitness Center internal area to meet recreation requirement

Tree Removal Permit Comments

- 32” LP is considered significant, please move it to the “Tree Removal and Required Mitigation Table”
- Remove the 3 “0”s for quantity of trees in the “Tree Removal and Required Mitigation Table
- If driveway trees become essential site, no mitigation required for either the 8” WO or the 9” LO. If not considered essential site then the 9” LO needs to remain in the landscape island on the driveway or be mitigated.
- Regardless of credit granted, 15 trees are required per disturbed acre. Will Paramounte be submitting this calculation or is this on the landscape plan?

Landscape Plan to Include:

- Confirm species types with City Arborist, some are not listed in the Technical Standards of allowable trees
- On L9-01 there are 2 symbols for *Quercus virginiana*
- Please ensure the trees to remain are consistent with the civil drawings and add the Duke Easement to ensure the vegetation planted under the easement meets the Duke standards.
- Add tree protection details around existing trees to remain.
- *Repeat Comment:* 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.*
- *Repeat Comment:* Please check the adjacent property owner labels on L8-00, incomplete/needs parcel lines
- Street Yard 18-477
 - Street yard must be in between the proposed new right of way and the project, please remove any plantings from area NCDOT will be widening right of way
 - *Repeat Comment:* Provide the minimum and maximum width of the street yard of Market Street on all plan sheets, missing on a few
 - 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
 - Show existing vegetation to remain in street yardProvide parking area screening between parking and right of way (3' height and 5' width)
- Interior Area Landscaping 18-481
 - Are any existing trees contributing to the shading requirement?
 - *Repeat Comment:* Label area of each landscape island, all must be 216 SF please update
- Buffer Yard 18-Division VII
 - If existing buffer will meet Code requirements, please provide photos identifying where these areas are sufficient and where additional plantings may be required.
 - In areas that may need to be supplemented please add the note: *Existing plant material shall be used to meet buffer requirements. Where existing or proposed vegetation fails to function as adequately required, the City of Wilmington site inspector reserves the right to require supplemental plantings in addition to those shown on the landscape plan based on actual field conditions.*
 - 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*
 - *Repeat Comment:* 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*
 - *Repeat Comment:* on L8-18: show property boundary of project and 20' of buffer marked all the way around this area. (buffer required plan north along the property boundary near building 7). The buffer is shown as proposed on L9-03 but not detailed on L8-18.

Specific Sheet Pages

On L8-02

- Along the stormwater management area, all the oaks have 1 symbol but quantity 3. Is this intended for the outer perimeter of the parking lot?
- The tree on the parking landscape island does not have a label. Please clarify, it's split by plan pages and none have indication of species.

On L8-03

- Remove sign from this plan, sign permitting is a separate process
- Supply the project landscaping within the project area in the new property boundary right of way.
- Please update labels as the page transitions to L8-04, unable to read the last group of vegetation
- Show existing vegetation to remain the street yard

On L8-04

- Landscape island required at the end of the first parking row
- The landscape island split between L8-04 and L8-09 looks to be shifted. Please update.
- Remove "Road A" this has been named Avery Drive

On L8-05

- Reflect the most recent tree save plan. There have been changes made since this has been submitted to retain existing vegetation.
- What is the dark bubble representing?

On L8-06

- Provide labels on the landscape island on the front of the building cannot read between sheet pages

On L8-07

- Please provide label on the southernmost landscape island tree
- Are the QSX on the perimeter intended to be quantity of 3?

On L8-07A

- Does the buffer yard have shrubbery?
- Please update the labels of existing vegetation so they are the same symbology as the previous pages.

On L8-08

- Street yard needs to be in between the new property line and the project
- What is the dark bubble representing?
- Provide parking area screening between parking and right of way (3' height and 5' width)

On L8-09

- The middle landscape island is required to be 216SF please increase size

On L8-10

- 1 symbol is used for the 2 ARO in the landscape islands? Please clarify quantity
- Provide tree in the landscape island on the bottom right of this page

On L8-12

- Provide label for the plan top left landscape island

On L8-13

- Street yard needs to be in between new right of way and the parking lot

On L8-14

- Increase size of landscape islands to all be 216 SF

On L8-14

- Double landscape island (535 SF) needs to have 2 trees

On L8-16

- Please update the garage building – lines got cut off
- Changes have been made to the tree save on this sheet page, confirm civil plans match
- Ensure each landscape island has a tree

On L8-17A

- Provide contents of buffer, required in this location

On L8-18

- A buffer is required on the east side of the building 7- included a fence
- Add note about existing vegetation to remain and no disturbance.
- Show to property line on the southernmost boundary, full 20' buffer needs to be on this plan.
- Tree required on every landscape island
- Show existing trees: especially need the inventory of trees to remain as conditioned by City Council on this portion of the property