

To: Garry Pape, PE
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File; Protrak
Date: 1/14/2013
Re: Jordan Lake Townhomes

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:

- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
 - Label, show height and fence type for proposed fences.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
 - Show dumpster detail and fencing.
- A tree preservation/removal permit is required
 - Attached is a plan of questionable trees to be removed. It appears the site could be modified to save these three trees.
- Dimension all landscape islands on site plan for compliance.
- 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.

Multi-family regulations:

- Permanent street names approved by the City Manager or designee will be assigned to each private street. Street name signs approved by the appropriate City department must be posted. The assignment of building identification numbers will utilize the approved private street names.
 - Confirm with Frances Downs and email me confirmation the use of Jordan Lane. And also the official permitting address of the site. 342-2723.

CD Rezoning Conditions:

1. Incorporate a “4:12 pitch, twin gabled roof” design on the Wrightsville Avenue façade of units 1-6.
 - a. Confirmed on elevation plan when approved by City Council for SUP.
2. All lighting shall be in accordance with the Wrightsville Avenue Corridor Regulations.
 - a. Provide a site lighting plan.

SRB Conditions (SRB-12-606)

This is a preliminary staff conditions to be placed on SUP &SRB when reviewed:

- 1) Jordan Lane shall be improved along the entire property frontage to the 18-foot wide local street option.
- 2) Utilities shall be located under the asphalt to avoid landscaping conflicts.
- 3) Provide a blanket encroachment easement.
- 4) No radius encroachment will be allowed on the Sutton property to the west.
- 5) Sidewalks shall be installed by the developer within the development and along Wrightsville Avenue and Jordan Lane.
- 6) A tree preservation plan and Tree Removal Permit shall apply to this project and city staff will issue these based on acceptable limits of clearing and tree preservation.
- 7) The applicant is required to work with staff to preserve trees to the maximum extent practical. Trees designated to be preserved shall be properly protected during construction. Tree clearing will be limited to essential site improvements within the project limits as shown on the approved site plan.
- 8) Trees designated to be preserved must be properly protected during construction and tree protection fencing shall be noted on the construction plans.
- 9) The site shall be developed according to the approved preliminary plan.
- 10) All existing and proposed public and non-municipal easements shall be added as necessary to the preliminary plan.
- 11) The lots shall be combined into one lot and recorded in the New Hanover County Registry prior to the issuance of the Certificate of Occupancy.
 - a. My preferred is to recombine prior to issue of construction release.
- 12) The stormwater conveyance systems will be designed to minimize additional contribution to water quality degradation.
- 13) All City, State and Federal regulations shall be met.
- 14) All Technical Review Committee requirements shall be met.
- 15) Conditions established by the City Council Ordinance Amending the Official Zoning Maps of the City Adopted March 27, 1984, referenced (CD-3-604-M1205/SU-1-704-E905-M1205-406) shall be followed.

Landscape Plan to Include:

- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading spaces, automobile sales lots, driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:
 - (a) All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.
- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade

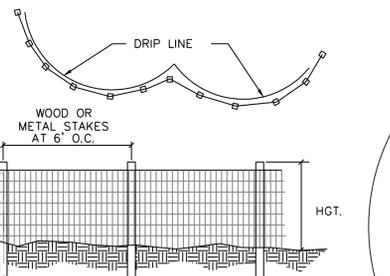
trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.

- The parking lot landscaping has changed to require a shading standard. I have attached a recent approved plan that shows what would be required in the data table and compliance with the shading.
- The legend will need to be tweaked for your planting schedule. Can you separate into four categories: 1. Large Shade Tree 2. Small Shade tree 3. Shrubs 4. Groundcovers.
- Sec. 18-462 (a): Show date of plan preparation.
- Sec. 18-462 (b): Show project name and description of land use.
- Sec. 18-462 (c): Show property owner and mailing address.
- Sec. 18-462 (d) (1): Show a North Arrow.
- Sec. 18-462 (d) (2): Show both a graphic scale and a numeric scale
- 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) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.
- 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.
- 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.
- 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 parcel including any Rare and Endangered species in accordance with the North Carolina Wildlife Resource Commission.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.

TREE INVENTORY

TREES TO BE REMOVED-			
TREE TYPE	SIZE	REASON FOR REMOVAL	# OF TREES
CEDAR	8"	ESSENTIAL SITE IMPROVEMENTS	2
CEDAR	10"	ESSENTIAL SITE IMPROVEMENTS	2
CEDAR	12"	ESSENTIAL SITE IMPROVEMENTS	1
CEDAR	24"	ESSENTIAL SITE IMPROVEMENTS	2
DOGWOOD	6"	ESSENTIAL SITE IMPROVEMENTS 3 (1 DEAD)	1
DOGWOOD	8"	ESSENTIAL SITE IMPROVEMENTS	1
OAK	8"	ESSENTIAL SITE IMPROVEMENTS	1
OAK	10"	ESSENTIAL SITE IMPROVEMENTS	2
SYCAMORE	16"	ESSENTIAL SITE IMPROVEMENTS	1
TREES TO BE PRESERVED-			
TREE TYPE	SIZE	# OF TREES	
PECAN	30"	1	
MAGNOLIA	30"	1	
MAGNOLIA	40"	1	
MAPLE	14"	1	
OAK	8"	1	
OAK	10"	3	
OAK	12"	1	
OAK	18"	1	
OAK	20"	2	
OAK	24"	1	

- Site Inventory Notes:**
- Soils Type: Bh (Baymeade Urban land complex)
 - This property is not impacted by any AEC.
 - There are no Conservation Overlay boundaries affecting this property.
 - This site is not impacted by any recognized historic or archeological significance.
 - No cemeteries were evidenced on the site.
 - Existing vegetation has been located and is labeled.
 - There is no evidence of jurisdictional wetlands on the site.
 - There is no evidence of endangered species or habitat issues on the site.
 - This property is not within any flood hazard area as evidenced on N.C. Flood Map 3720314700J.
 - The site drainage flows into the Bradley Creek drainage basin, SC classified waters.



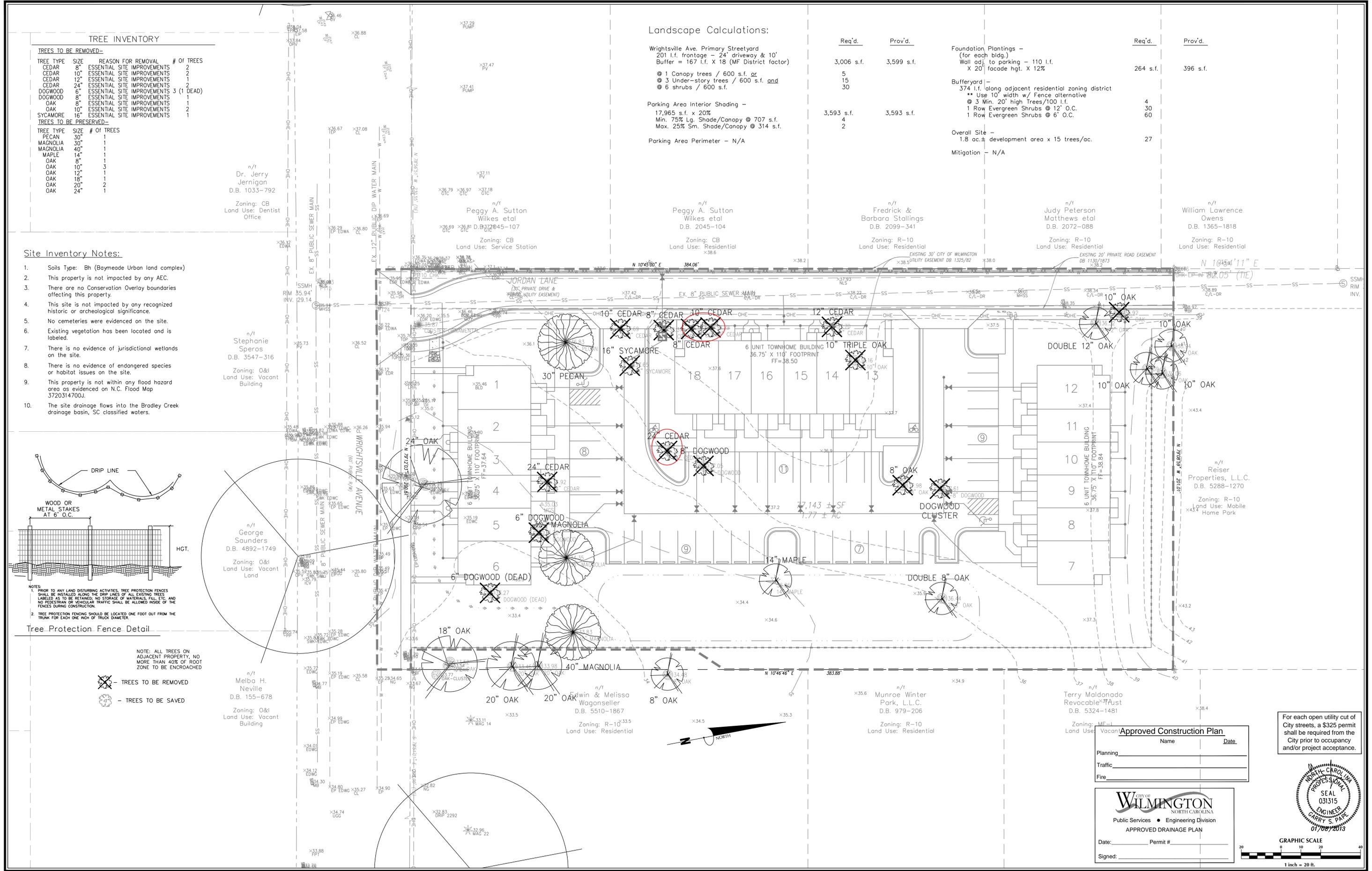
- Tree Protection Fence Detail**
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, TREE PROTECTION FENCES SHALL BE INSTALLED ALONG THE DRIP LINES OF ALL EXISTING TREES LABELED AS TO BE RETAINED; NO STORAGE OF MATERIALS, FILL, ETC. AND NO PEDESTRIAN OR VEHICULAR TRAFFIC SHALL BE ALLOWED INSIDE OF THE FENCES DURING CONSTRUCTION.
 - TREE PROTECTION FENCING SHOULD BE LOCATED ONE FOOT OUT FROM THE TRUNK FOR EACH ONE INCH OF TRUNK DIAMETER.

NOTE: ALL TREES ON ADJACENT PROPERTY, NO MORE THAN 40% OF ROOT ZONE TO BE ENCLOSED

- TREES TO BE REMOVED
 - TREES TO BE SAVED

Landscape Calculations:

	Req'd.	Prov'd.		Req'd.	Prov'd.
Wrightsville Ave. Primary Streetyard 201 l.f. frontage - 24' driveway & 10' Buffer = 167 l.f. X 18 (MF District factor)	3,006 s.f.	3,599 s.f.	Foundation Plantings - (for each bldg.) Wall adj. to parking - 110 l.f. X 20' facade hgt. X 12%	264 s.f.	396 s.f.
<ul style="list-style-type: none"> 1 Canopy trees / 600 s.f. or 3 Under-story trees / 600 s.f. and 6 shrubs / 600 s.f. 	5 15 30		<ul style="list-style-type: none"> Use 10' width w/ Fence alternative 3 Min. 20' high Trees/100 l.f. 1 Row Evergreen Shrubs @ 12' O.C. 1 Row Evergreen Shrubs @ 6' O.C. 	4 30 60	
Parking Area Interior Shading - 17,965 s.f. x 20% Min. 75% Lg. Shade/Canopy @ 707 s.f. Max. 25% Sm. Shade/Canopy @ 314 s.f.	3,593 s.f.	3,593 s.f.	Overall Site - 1.8 ac. ± development area x 15 trees/ac.	27	
Parking Area Perimeter - N/A			Mitigation - N/A		



No.	Revision	Date	By

Designer: GSP
 Drawn By: GSP
 License #: P-0718

Scale: 1" = 20'
 Date: JANUARY 2013
 Job No.: 2013-0001

JORDAN LANE TOWNHOMES
 Wilmington New Hanover County North Carolina

SITE INVENTORY PLAN

PREPARED FOR:
 GORDON ROAD DEVELOPMENT PARTNERS, LLC/
 6626 GORDON ROAD, UNIT C
 WILMINGTON, NC 28411
 910-799-3006

GSP CONSULTING, PLLC
 ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-2.1**

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

Date: _____ Permit #: _____
 Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

