

Memo

To: Mark Hargrove, PE
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 12/11/2015
Re: Seahawk Cove Apts

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.

City Council Rezoning Conditions:

1. All existing protected trees not impacted by essential site improvements shall be preserved or mitigated.
 - a. I have attached a red line sheet questioning tree removal.
2. A 10-foot wide multi-use path shall be provided along South Kerr Avenue.
 - a. Please show on site plans.
3. Exterior site lighting shall be installed so as not to shine directly onto adjacent parcels and shall be limited to full cutoff type fixtures.
 - a. Please show compliance with fixture details and a lighting plan.
4. A conceptual site lighting plan shall be submitted prior to construction release.
5. Any freestanding sign(s) on the site shall be monument style with landscaping around the base of the sign; no pole signs shall be permitted and internal illumination shall be prohibited.
 - a. Add Note
6. The use of pine straw as ground cover shall be prohibited within ten (10) feet of any combustible exterior construction.
 - a. Note on Landscape plan
7. The locations of the proposed buildings shall be approved by the Technical Review Committee subject to the impact of the future right-of-way for the Hoggard/Hurst Drive Extension project.
 - a. I am confirming with Engineering if the location of the units is ok.

Site Plan Comments:

- A recombination of parcels map will need to be recorded prior to construction release. Please email me a plat to begin that process.
- Be sure to update the building lot coverage and proposed building setbacks on data sheet.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
 - Reminder that buffers are required against any residentially zoned or used property, so if you use a 10-foot buffer, you must show compliance with the proposed fencing and landscaping.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- 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 a detail for dumpster fence and gate.
- A tree preservation/removal permit is required

- 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 Comments:

- 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 addressing with Jim Sahlie and if the access would be named. (910) 341-5826
- All new multi-family developments shall provide open space that is equivalent to a minimum of thirty-five (35) percent of the size of the tract.
 - Show compliance and label on the site plan.

Landscape Plan to Include:

- Dimension all landscape island to be at least 216 SF for singles and 432 SF for doubles.
- 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:
- 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.
- 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.

Kerr Avenue

(60' Public R/W)

n/f
Donald Hewett
D.B. 2194-762
Zoning: R-10
Land Use:
Residential

n/f
Carlton &
Vivian Hewett
D.B. 1249-1506
Zoning: R-10
Land Use:
Residential

n/f
Board of Trustees
of Endowment
D.B. 5783-724
Zoning: R-10
Land Use:
University Parking Lot



WAVE TRANSIT
BUS STOP

EX CHAIN LINK FENCE

EX CHAIN LINK FENCE

N 81°37'32" E

S 81°38'32" W

499.55

500.04

N 08°15'03" W

SS

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