

To: Cindee Wolf, Design Solutions
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 4/19/2018
Re: Summerlin Place SRB Submittal

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.

Subdivision Standards

- Confirm that proposed detail for road cross section and private drive is acceptable and meets technical standards
- Cul de sacs are discouraged whenever possible (18-367) can the project be designed to connect with Ridgewood Heights Drive?
- Sidewalks required to extend on each side of the right-of-way of all local streets extending through the property to be developed (18-376 (b)(3))
- Access to adjacent properties (18-378(i))
 - The arrangement of streets in proposed subdivisions **shall make provisions for the continuation of existing streets in adjoining areas or their proper projection where adjoining land is not subdivided and where they may be deemed necessary for public requirements.** For large subdivisions adjacent to large tracts of unsubdivided property, street projections shall be required into the adjacent unsubdivided tracts at a maximum distance of every one thousand (1,000) feet. The street arrangement shall be such as not to cause a hardship to owners of adjoining property when developed and when they seek to provide for convenient access thereto. **The use of residual strips of land in order to prevent the extension of proposed or existing streets or access thereto is prohibited.**
- 18-379 Street names and signs, subdivision names
 - Addressing Coordinator Michelle Hutchinson noted that “Summerlin” is already a road name and cannot be used (may want to rename the subdivision to avoid confusion)
- Street trees will be required along all rights of way

Cluster Subdivision Standards Article 7 Division 5

- Single family attached townhouses maximum of four units per structure
- Provide exceptional design narrative (18-543) and specific points for the proposal in order to have the density allowances as requested on the plan

- Add the flood information for the parcel to note 9, within the Shaded X zone. Please show on the plans
- Provide tree survey
 - Forested areas and significant tree clusters are considered primary conservation areas
- Provide area of project that is Johnson soils (from inset map) to verify that if less than 40% is Johnson soils (considered primary conservation area) than 40% open space is required (provided)
- Stormwater amenities are not counted toward open space unless activated, is this planned for the community?
- 18-433(g)(4) Open Space standards
 - Minimum width of 50' (please verify)
 - What is the green trail system proposed?
- 18-433(g)(8) Open Space standards
 - Tree clusters and significant tree clusters may only be removed for essential site improvements
 - Provide tree survey information to determine significance of vegetation on site
- 18-433(i) Circulation/Streets
 - All lots within the cluster development shall face and be serviced by existing streets or new streets constructed within the cluster development boundaries. Lots shall not face on existing collector or arterial streets
 - Please amend the 2 facing Wrightsville Avenue to face in toward the subdivision streets
- 18-433(j) Existing Conditions
 - Retain existing contours to the maximum extent practicable and minimize limits of disturbance of soils and vegetation
 - Unknown the plan for grading based on the submittal