

To: John Tunstall, Norris & Tunstall Consulting Engineers, PLLC
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 10/31/2017
Re: Woodlands at Echo Farms Phase 3B

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.

Preliminary Plan Comments (18-419)

- Update boundaries of the phases on the Location Map and all pages of submittal to reflect current area for Phase 3B.
- Was Phase 3B subdivided from Tract 3 parcel on MB 27 PG 309? Please confirm Deed Book and Page for the subject property, reference for Tract 3 is MB 2307 PGs 450-453, update site data table(18-419(b)1)
- Correct spelling of Foxhall Court as shown on MB 15 PG 34(shown as Oxhall Court on plans) (18-419(b)2)
- Please provide a list of street names to the city addressing coordinator (Jim Sahlie) for review and approval. Street names will be required prior to final Preliminary Plat approval. (18-419(b)3)
- Include the township in the title block(18-419(b)12)
- Please remove note regarding open space distribution to be determined in the future on C0.
- Is there intended open space between lot 57 and Appleton Way? Please identify on the plan.
- Required stormwater detention/retention facilities that are not designed, landscaped, and maintained as naturalized amenities integrated into preserved natural areas shall not be accepted to fulfill open space requirements. Please clarify in the calculation(C0.2-C0.3) that the ponds are not included in the calculation (18-383(d)(8))
- Include the open space strip for connection between Road Y and open space?

Site Inventory

- Remove R-15 zoning reference for subject property
- Only tract 3 area applicable, please remove all other areas of the golf course
- The parcel boundaries on the site inventory plan exist (remove the “proposed” from existing boundaries of the tracts)
- Boundary and tree survey Tract 3B (first page) identifies the adjacent property owners lots 43 and 44 on Foxhall Court backwards (switch the information in the 2 lots)

- Indicate the preliminary FIRM floodzones (enforcement is the more stringent) Only small boundary change in the AE area near the proposed open space

Site Plan Comments:

- Lot coverage should indicate “max” not “required” on Site Data Table C0
- Please label height as maximum building height not required in the site data table
- Label lot width on each lot (minimum = 50ft)
- Adjust label on lot 17 (C0) to be read under the wetlands label. Adjust C0.1 for the label on lots 90 & 88
- Update boundaries of the phases on the Location Map to reflect current area for Phase 3B
- Update existing parcel boundaries
- Add pedestrian access easement of the multi-use path as consistent with other phases of the Woodlands approvals (Sec. 18-60 (c) (9))
- Please submit information for the multi-use path similar to the C0 impervious information for just the Watershed Resource Protection Area to demonstrate compliance (Watershed Resource Protection (18-767) allows for up to 25% impervious surface on site, anything beyond 25% BUA must meet the standards of Article 10 Exceptionally Designed Projects)
- Indicate the type of conservation resources as indicated in the open space area and note associated vegetated buffer controls if applicable.
- 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.
 - Has a delineation been provided for this project?

Landscape Plan to Include:

- Show the required street trees (SRB order condition 5 and tech standards)
- Tree removal (regulated) shows 2 columns for maple. Please clarify
- Cannot locate 12” oak and 16” gum shown on C0.7 in table
- Cannot read species for removal on Road F (C0.5)
- Trees at the intersection of Road Y and Appleton Way are not able to be read on C0.7 or C1.4, please enlarge
- No tree removal planned for open space near the multi-use path? (to the rear of lots 26-27)
- Can the birch trees between the stormwater ponds on C0.4 be kept?
- Are the 20” and 24” pines in Road E open space (C0.6) necessary for removal?

Additional Items:

- Temporary turn around requirements for Road L confirm with Fire
- Connect the multi-use path Road F and Road Y all the way into the sidewalk (C0.7)
- C4.1 “Municipal” for note under cross sections
- Provide street lighting plan