

To: John Tunstall, Norris & Tunstall Consulting Engineers, PLLC
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 2/12/2018
Re: Woodlands at Echo Farms Phase 3B TRC REV2

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.

- Please update the Sheet Index if necessary
- Add all SRB conditions to the plan
- Tract 3B appears to only have Phase 1, please clarify vicinity map
- Spelling of Foxhall Court requires update on survey
- Please provide a list of street names to the city addressing coordinator for review and approval.
- Provide the open space calculation of active and passive totals either in C0 or open space sheets
- Adjust lot line between lot 17 and open space to keep the conservation resource permanently undivided and remain as community open space

Site Inventory

- The parcel boundaries on the site inventory plan exist (remove the “proposed” from existing boundaries of the tracts)
- Survey reference for the lots on the corner of Foxhall Court and Appleton Way requires update (re-number lots 43-44) as shown on MB 15 PG 34.
- Indicate the preliminary FIRM floodzones on the plan, data should be available from the State on FRIS (enforcement is the more stringent per 18-645) Only small boundary change in the AE area near the proposed open space. Can be shown on the survey sheets.

Site Plan Comments:

- What is the line in lot 11 representing?
- C0.3 please update Chesire Place
- C0.4 is the rear buffer intended to include lot 5?
- All paths are shown in community open space for Tract 3B, unclear about which portions are intended on being included on private lots (per last response letter). It looks like from C3.3 that the path may be on private property and other pages include this as open space. Please clarify
- C4.1 Cul de sac details may need to be updated to add where sidewalks are proposed to connect to multi-use paths

- What is the surfacing proposed of the path? Within the conservation resource recommended slatted wood per 18-341(d)(5)(e) in the environmentally sensitive areas
- What is the type of wetland resource? Conservation setback table lists several 25' setback resources, please label.
- 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.
 - Please contact DCM for CAMA permit near navigable waters.

Tree Removal Permit/Landscaping General

- Can a call out or enlargement be provided on the plan call for the strand of trees to be removed to connect Road Y and Appleton Way from C0.7? Difficult to read. Are these included in the mitigation calculations?
- Show the required street trees (SRB order condition 5 and tech standards)
- A 17" maple is shown for removal, is this the one located on C0.7, north of Road Y? Shown with tree protection
- A 10" River Birch shown for removal, is this the one located on C0.6 on lot 61? Shown with tree protection
- Previously noted: Cannot locate the 3, 18" gum for removal. These were removed from the mitigation chart, were they saved or not on the property?
- In the landscaped median of Road E, do the 2 trees shown for removal need to be taken out? (20" and 24" pines) Can the sewer line be adjusted?
 - Staff discussed in Tract 2 TRC review the priority of maintaining trees and the intent of the SRB condition #20 to have street trees planted in the street plaza along all streets. Please examine if this is possible in this location.
- The number of trees to be removed along the multi-use path on C0.7 could be reduced by shifting the lot line for lot 92 and the open space to allow for greater open space and shifting the multi-use path and sewer line to save trees. As lot 92 is larger than the minimum standards this lot may be able to be adjusted.
- There is a 16" maple shown closer to the proposed ponds in the same open space as above, shown for removal what is the basis for this? Can the sewer line be moved to avoid removing the tree?
- Is the 20" pine for removal on Road F (within the proposed right of way) able to be kept? Need to field verify based on the grading, sidewalk and driveway locations.
- There's a 12" birch shown on lot 81, is this necessary for removal? Can this be re-evaluated when the property comes in for a building permit?
- Provide calculation for mitigation based on trees to be removed and show where the plantings are proposed, include calculation for preserved trees.
- Regulated trees removed from an area deemed essential site improvement does not require mitigation provided that the site is designed around trees in order to retain as many as possible