



То:	John Tunstall, Norris & Tunstall Consulting Engineers, PLLC
From:	Megan Crowe, Associate Planner; 910-341-3257
CC:	File;
Date:	3/27/2018
Re:	Woodlands at Echo Farms Phase 3B TRC REV3

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.

Cover Sheet

- Add SRB approval number for reference(OBG-4-317)
- Anticipated phasing section states no phasing construction sequence has been determined, yet location map indicates 3B is Phase I.
- Please verify street names with the addressing coordinator

Site Data Table

- Only necessary to include the particular phase
- Lot coverage note repeats
- Parking calculation not required for single family project

Site Inventory

• Indicate the preliminary FIRM floodzones <u>on the site inventory map (18-136(e))</u> showing the flood zone boundaries as noted on the Preliminary FIRMs (18-645) enforcement will be on the preliminary flood maps. Expected to become effective August 2018.

Site Plan

- Open Space
 - Specifically what are the type of wetland resources per 18-341(d) (5) (h)? Conservation setback table lists several 25' setback resources, please label type.
 - The wetlands adjacent to lot 17 count as passive open space, labeled as active on C0.2
 - Wetlands Encroachment A
 - Adjust lot line between lot 17 and open space to keep the conservation resource setback permanently undivided due to the restrictions on building in the setback. 2 potential options:
 - Only include the area of the conservation setback on individual lots as 12.5 feet (encroachment at no point is allowed to extend to within ¹/₂ the distance to the edge of the resource) and provide the deed

restrictions in each lot that the area cannot be built upon more than 25% of the total conservation resource

- Move the lots entirely out of the conservation setback and provide the setback area only in community open space
- Is the encroachment Road J?
- Wetlands Encroachment B
 - The encroachment cannot be greater than ½ distance to the edge of the resource- please add the 12.5'line to this area and the proposed encroachment should be calculated from the 12.5' to the edge of the 25' setback (on C0)
 - What is the surface of this path? Existing impervious cart path?
 - Improvements for the existing cart path cannot exceed the existing built upon area (will treat the cart path as it exists as an existing non-conformity of the conservation resource setback)
 - If the trail will be raised decking, 6' is the maximum width allowable. There would be no setback from the resource if the path is pervious.
 - Any resurfacing/construction of pedestrian trails beyond the parking lot will be limited to hand equipment and minimal disturbance permitted due to the sensitivity of the resource, construction release will contain condition regarding this improvement
- Multi-Use Path
 - Are the intended locations for private ownership on lots: 57, 58 & 92? Please clarify if there are additional lots. Draw/label easement information on all applicable site plan pages.
- 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
 - TIA approval required
 - Wetlands impact permit

Landscape Plan/Tree Removal Permit

- Verify with City Arborist species/trees for removal
- Clarify Tree Removal: could not locate the 16" gum for removal as listed on chart but found one extra 16" pine for removal on plans
- Please amend match line adjacent to Lot 67 and 51, seem to be missing a portion of this area.
- Label the conservation resources and the resource setbacks/encroachment for the paths on the landscape plan
- Please see site plan comments above regarding lot line shifting with the open space/lot 17
- 12" Birch on lot 81 will be saved per last TRC revision, may need to revise street tree location
- L1.0- there are 4 proposed stormwater management ponds, please ensure all are designed as open space amenities
- Include enlargement of intersection of Road Y and Appleton Way on landscape plan as shown on TRC REV3 plan submittal so that all trees for removal can be seen
- Label where the path changes surfaces in the open space
- Plant Schedule: please verify quantities
 - o L1.1
 - Only located 13 southern live oak on plans
 - Located 5 weeping willows on plans
 - Located 186 pink muhly
 - o L1.2
 - Plant Area B
 - Need quantity of loblolly pines
 - Street tree symbology not represented in schedule

- Located 14 live oaks

- Located 11 mice outs
 Located 21 pink muhly
 Located 10 wax myrtle
 Are there any benches for activating the stormwater pond?