

To: 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 on the site inventory map (18-136(e)) 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 ½ 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 1/2 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

- Located 14 live oaks
- Located 21 pink muhly
- Located 10 wax myrtle
- Are there any benches for activating the stormwater pond?