

To: John Tunstall, Norris & Tunstall Consulting Engineers, PLLC
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 4/5/2018
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

- Verify with City Arborist species/trees for removal Tree Comments following 4/5/2018 Site Visit:
- C0.4 intersection of Road J: 18” pine not on ground, re-check the amount of pear trees
- Can the stormwater be designed differently to save the 38” loblolly pine between lots 40& 41? Recommended for tree save
- C0.5 missing a pine near lots 70 and Road F
- C0.6
 - Recommending tree save for the 20 & 24” pines adjacent to lots 51&52 in the median
 - Please re-check the pines in the median- field verification shows that 1 is missing from the plan
 - 22” pine near lot 68 seems larger than 22”
 - 15”/9” double oaks on lot 66 are 2 different oaks
 - Please re-check the size of the oaks as noted between lots 65-66
 - 24” cherry located in proposed pond not found
 - Show tree protection on lot 60
- C0.7
 - Please update species on tree survey: adjacent to Appleton Way the 12” oak and 20” oak were field identified as tallows
 - Adjacent to lot 89 re-evaluate the cypress species. Additional trees field located not on survey
 - Add labels for all trees shown in the cluster crossing the conservation resource: more trees noted than labeled
 - Add +/- 14” pine near the 26” gum

- 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
 - L1.1
 - Only located 13 southern live oak on plans
 - Located 5 weeping willows on plans
 - Located 186 pink muhly
 - L1.2
 - Plant Area B
 - Need quantity of loblolly pines
 - Street tree symbology not represented in schedule
 - Located 14 live oaks
 - Located 21 pink muhly
 - Located 10 wax myrtle
 - Are there any benches for activating the stormwater pond?