

To: Rob Balland, PE & Josh Mihaly, RLA
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 4/2/2019
Re: Woodlands at Echo Farms Tract 3A Civil & Landscape Plan Comments

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.

Civil Comments have not changed since the last plan revision submitted 3/8/2019

General Site Plan Comments:

- Please update addresses on the site data table and title page.
 - Addresses have been assigned, please update the site plan with the range for this project
- Acreage on MB 65 PG 118 is listed as 18.470, site acreage doesn't match this in the site data table. Spoke with Chris Gagne- submit proposed recombination
- Building 1 :
 - Move out of the O&I-1 zoning district.

SRB Conditions

- Provide lighting details to ensure does not impact adjacent residential properties: provide detail for fixture and light locations
- Stormwater ponds are to be designed as open space amenities, demonstrate how this is occurring: awaiting landscape plan revisions

Site Inventory

- Update address with recently added address range for project
 - Comment was in response to note 3, for the entire project & release this will be given the new address range issued not 4114 Echo Farms Blvd. Please update all references to the new range of addresses
- Update note 20 on C2.1, there are wetlands

Roadways

- Provide wetlands impact permit for proposed crossing and establishment of a new conservation resource line

Parking

- Can exclude the parking under the structures from the total parking count to follow the reasoning provided in the response letter.
- Parking in excess of the midpoint must be pervious per the definition of essential site. Amend 5 spaces to make them pervious
- Please label the bicycle parking between building 6&8 and between 16 &17

Open Space

- The open space calculation is impacted if the acreage is as listed on MB 65 PG 118 Spoke with Chris Gagne- submit proposed recombination
- Shed cannot be included as active open space.
- Repeat: SRB condition #17 is to provide connection to the park space in multiple locations for accessibility of residents to use the proposed walking trail circling this development (18-402(d))
 - Recommended locations as discussed: mail kiosk area, end of the hammerhead on east side of property, south of the dumpster (extend sidewalk) and between building 10&11 .
 - The SRB condition states multiple locations, the plan provides 1 additional location outside required street connections (end of hammerhead) please provide additional connections
 - These areas are required to be buffered so a dedicated pathway will be necessary to show through the buffer vegetation
- Provide landscape plan revisions: The stormwater ponds are required to be designed as amenities per condition #15 of SRB approval and can be designed as active toward open space requirements (18-383(d)8).
- Provide reference when recorded for the access and utility easement on the south side of C2.3

Conservation Resource

- Wetlands impact permit required to cross wetlands. Improvements into the conservation resource not permitted without this permit.
- Between the trash compactor and the stormwater pond, unclear the conservation resource buffer line, please fix the labels
 - To clarify the request- the hatching on this area of the plan is the same for the County buffer and the 25' conservation resource (on C2.1 and C2.2) if symbology could be different for each item it would be easier to read.

ADDED 4/2/2019 Landscaping:

- Please update addresses on the site data table and title page.
 - Addresses have been assigned, please update the site plan with the range for this project
 - Correct site acreage when recombination plat is recorded (will be 18.55 acres per Chris Gagne)
 - Proposed use update to multi-family residential
- Roadway names need to match TRC plans
- The stormwater ponds are required to be designed as amenities per condition #15 of SRB approval and can be designed as active toward open space requirements (18-383(d)8).
- Please show the areas for the buildings facing public rights of way (over 200 SF requires additional landscaping per (18-184(g)8)
- Landscape Islands
 - PG L 3.1
 - Required for the parallel parking spaces next to mail kiosk (add ground cover & dimensions)
 - Add ground cover for building 1 closest to pond

- What is the ground cover for the 394 SF island?
 - PG L3.2
 - Provide ground cover on building 4 landscape island closest to pond
 - Parallel parking next to building 2 requires landscape islands on either end
 - On L3.3
 - Provide landscape islands contents and area next to maintenance building
 - Trees for parallel parking landscape islands cannot count toward buffer requirements
 - Add ground cover for parallel parking landscape islands
 - Show which area is intended for the landscape islands in the parallel parking section
 - On L3.4
 - Provide ground cover on islands near pond
 - Provide percentage that the sidewalk covers 2 islands (1 by building 15 & the other between building 6&8)
 - Provide ground cover between building 8&12 landscape island
 - On L3.5
 - Provide ground cover on islands surrounding building 10
 - Provide area of sidewalk coverage on the corner of building 10 landscape island
 - Ground cover required on islands near rec space
 - On L3.6
 - Landscape islands and contents required on parallel parking areas
- Provide the area of each landscape island in the parking lot(s)
 - landscape islands can only have 15% area of the 216 SF dedicated to pedestrian sidewalks
- 20' Buffer required around perimeter of the project
 - Along the northern property boundary show the full 20' buffer on L3.2 and the entirety of the easement to provide for this width
 - No activities permitted in the buffer yard, please adjust where necessary (mail kiosk, parking, recreation areas and drive isles)
 - Please add the locations where buffer easements are located to meet the minimum requirements, Areas where the parking is proposed within 17' of the property boundary (by buildings 16 and 17) or less (next to t-turnaround), these may need to move to get the parking out of the buffer
 - If less than 20' is intended, please submit documentation for site constraints in the specific locations
 - There is supposed to be pedestrian access on L3.3 next to T turnaround into the park land. Please make room in the buffer planting area for the ADA pathway to connect
 - On L3.5, no activities in the 20' buffer – adjust outdoor rec area
 - Buffer yard required on the site perimeter of pages L3.2, L3.5& L3.6 buffer must surround the entire property, provide contents
- Street yard required on existing and proposed right of way
 - MF minimum width is 9' maximum width is 27' (multiplier is 18)
 - Provide contents in site data table for street yard
- Parking area screening required for parking areas within 50' of right of way, provide
- Provide dumpster screening detail (is there a fence?) required 8' in height for the side/rear yard, C2.1 of civil set refers to architectural plans (none provided). Landscaping provides only the required living material.
- Please show the areas for the buildings facing public rights of way (over 200 SF requires additional landscaping per (18-184(g)8)

- Foundation plantings (18-490)
 - Please verify the heights listed, they do not match the height on the TRC plans (could be due to the height measurement, as defined, to the highest finished roof surface or for halfway between the highest peak and the lowest eave for a pitched roof on the TRC plans)
 - Clubhouse requires foundation plantings on 3 sides please add to the site data table
 - Building 3: west not required, north required
 - Building 5: south required not north
 - Building 6: west not required
 - Building 7: west not required
 - Building 10: 2 sides required (northeast and south east)
 - Building 13: 2 sides required (south and west)
 - Ensure that buildings 3,6, 8, 12 & 13 foundation plantings are between the parking facility and the building not right of way

Tree Removal and Inventory

- TPP 19-158 Issued
 - Mitigation required for significant trees, please show mitigation calculations and plantings on landscape plans