

**To:** Rob Balland, Paramounte Engineering  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 3/15/2019  
**Re:** Woodlands at Echo Farms Tract 3A TRC REV3

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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.

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 it will not be seamless for pedestrians to access park outside of the sidewalk network on the public rights of way.
    - There is a required buffer, will not be an open lawn for pedestrians to access the adjacent multi-use path. Buffer standards can be found in 18-496
- 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.

#### Landscaping: Comments remain the same until the landscape plan submitted

*No landscaping submitted, comments are preliminary*

- Please show the areas for the buildings facing public rights of way (over 200 SF requires additional landscaping per (18-184(g)8)
- 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
- New rights of way require new street trees
- 20' Buffer required around perimeter of the project
  - Perimeter landscaping may be incorporated in the buffer yard
  - No activities permitted in the buffer yard, please adjust where necessary
  - 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

- Street yard required on existing and proposed right of way, ensure enough room is left for proposed rights of way with the minimum street yard for MF
- Parking area screening required for parking areas within 50' of right of way
- Provide dumpster screening detail, C2.1 refers to architectural plans
- Foundation plantings required

#### Tree Removal and Inventory

- TPP 19-158 Issued