

To: Rob Balland, Paramounte Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 7/5/2018
Re: Woodlands at Echo Farms Tract 3A

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:

- MB 37 PG 309 which goes with BK 2307 PGs 447-456 includes a larger Tract 3 area than the submitted 18.5 acre project bounds. Provide new legal reference once this property boundary is subdivided from the Tract 3 parent parcel.
- SRB review and approval is required.
 - The previous approval was the Planning Commission ruling on OBG-4-317 (23 conditions).
 - Can provide if needed.
- Show existing O&I-1 zoning district on site plans and in site data table
- CAMA land use classification may include conservation, cannot determine with the plans submitted for the proposed new property line. Please verify.
- Provide proposed setbacks in the site data table, add corner side yard required yard at 30'
- Flood note will need to be updated, preliminary maps are scheduled for City Council adoption this summer
- What is shown on the rear of buildings 1, 3-5 6& 14-17? Are these porches?

MF-M Zoning District (18-184)

- Consider re-orienting the buildings around a common open space more similar to the previously approved Tract 3A. Code discourages the front entrance of one building facing the rear of another.
 - *The building arrangement. It should discourage the creation of long alleyways between the rears of buildings and should discourage the orientation of the front entrance of a residential building toward the rear entrance of another residential building.*
- Provide the proposed building separation between the structures along Chastain Way (each structure required to be at least 16' from any other building).
- Allowable distance for buildings from public street, private street or driveway is 500', please ensure that building 17 meets this requirement (18-184(g)1(j))
- Is the access to building 17 proposed as a street or a driveway? Previously approved design conditioned that this was a street connecting to the traffic circle.

- Roadways can have angled parking provided this is not greater than 50% of the length of the adjoining roadway
- Private streets and surface parking cannot be any closer than 15 feet from any residential building used for entry and no closer than 5 feet from any other face of the building. Please ensure compliance, not all structures are greater than 15 feet from parking areas (example: buildings 14-17)
- Consider another location for dumpster, this may cause issues with circulation so close to the main entrance (see (18-184(g)9))
- Applicable to Building 1: front setback not applicable if it meets the 4 conditions as listed in 18-184(g) 12.

Roadways

- Pending SRB review and approval
- Previous condition regarding curve radius of main roadway. Provide proposed for SRB review and approval.
 - *Construction standards for private streets regarding paving, cross sections, curb and gutter and storm drainage shall be as specified in the City of Wilmington Technical Standards and Specifications Manual. No specific minimum standards related to radii, vertical curves and longitudinal grades will be stated except that such designs will ensure safe, convenient access and circulation for emergency and service vehicles. It will be an objective in the design and review of private streets and parking areas to provide for a residential environment where access and circulation ways are configured for slow speeds and to do minimum disturbance to topography and tree cover (18-184(g) 4)*
- Provide sidewalks along both sides of the entirety of Chastain Drive, Phase 3B includes sidewalks on both sides to connect to this phase.

Open Space

- Open space calculation needs to have the natural pond/marsh land and streams removed from gross acreage, was the existing pond taken out of the calculation alongside the proposed stormwater ponds? On C2.5 the only area that looks to be removed from the calculation was proposes SW BMP, although the note states the code reference. Please clarify.
- Recommending 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))
- Areas that are set aside to meet the requirements of the conservation resource regulations can only be credited toward ½ the required passive recreation (see 18-383(d)2). Please update calculation
- The stormwater ponds can be designed as active amenities and be calculated toward open space requirements if desired (18-383(d)8)
- Required landscaping and buffering do not count for open space areas

Conservation Resource

- What is the type of wetland located on this area of the property? Provide type per 18-341(c)1)
- Wetlands impact permit required to cross wetlands. Improvements into the conservation resource not permitted without this permit.
- Navigable waters will require CAMA permit

Landscaping

- 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

- The landscape islands in the parking row adjacent to the clubhouse may need to be amended
- 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
- Street yard required on existing right of way
- Parking area screening required for parking areas within 50' of right of way
- Provide dumpster screening detail

Parking

- Please round up for the minimum parking to be 330 spaces (calculated at 329.5 spaces)
- Amend the required parking spaces in the calculation chart: 2 bedroom = 2 spaces, the 3 or more bedrooms = 2.25 spaces each
- Do buildings 8, 12&13 include the driveway in the parking calculation and the garages?
 - Need to count the spaces in the driveways toward parking
- Recommending bike parking at the clubhouse

Site Inventory Plan C-2.4

7. Update zoning

8. No adjacent owner information found on plans, please provide

11. Flood note will need to be updated the maps are to become effective this summer

14. CAMA AEC if there are navigable waters on the property

20. There are wetlands on this section of the property per the JD on file

- Cannot read the size of the trees for removal on the plan pages, can you enlarge these labels?