

To: Rob Balland, Paramounte Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 2/11/2019
Re: Woodlands at Echo Farms Tract 3A TRC REV2

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.

Plan comments were published on 8/20/2018, the response letter is for comments from the 7/5/2018 review. Please check/update your records for the 8/20/2018 comments.

General Site Plan Comments:

- Addresses have been assigned, please update the site plan with the range for this project
- PG C-1.0 wetland notes state that a JD is being reviewed, SAW-1990-30036 with an expiration date of Aug 15, 2022 is on file.
- Details page (C7.0) images are difficult to read, please recheck clarity of exhibits for City standards
- Update plat reference: MB 65 PG 118
- Project acreage does not match the above plat (18.470 acres on plat)
- Building 1
 - move out of the O&I-1 zoning district.
 - Show all setbacks on C 2.1
 - Are the porches enclosed or not enclosed? Unenclosed can project into the setback up to 8'
- Provide proposed setbacks (#) in the site data table
- Recommending to continue the sidewalk near Building 5 to the dumpster and to the maintenance building from proposed sidewalk
- Does the impervious calculation include the maintenance building?

SRB Conditions

- Provide lighting details to ensure does not impact adjacent residential properties
- Stormwater ponds are to be designed as open space amenities, demonstrate how this is occurring

Site Inventory

- Update address with recently added address range for project
- Update notes 14& 20 on C2.1, last discussion with DCM was that there are navigable waters and plan states there are wetlands

Roadways

- Provide wetlands impact permit for proposed crossing and establishment of a new conservation resource line
- Show multi-use path crossing on Chastain Drive and traffic notes/signage per TRC discussion with Echo Farms park

Parking

- Parking in excess of the midpoint must be pervious per the definition of essential site. Amend 22 spaces to make them pervious
- In the parking minimum please check that both numbers are 330
- Is all of the bike parking outside the clubhouse door?

Open Space

- The open space calculation is impacted if the acreage is as listed on MB 65 PG 118
- Must subtract out the areas of natural ponds, streams and marshes. Calculation only has stormwater ponds removed from acreage
- Is the wetland buffer area credited in the chart, the allowable ½ wetland buffer area? 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).
- What is the “other” in the chart?
- Parking landscaping islands do not count toward open space, amend C-2.5 to remove the islands from this area.
- 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
 - 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
- 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).
- Has the 20’ access and utility easement on the south side of C2.3 been recorded? Provide reference when recorded.

Conservation Resource

- Wetlands impact permit required to cross wetlands. Improvements into the conservation resource not permitted without this permit.
- Navigable waters will require CAMA permit
- Provide percent impervious calculation for all areas in the conservation resource buffer
- Between the trash compactor and the stormwater pond, unclear the conservation resource buffer line, please fix the labels
- Are the porches off building 14 impacted by the conservation resource buffer? {provide calculation for impervious if necessary)

Landscaping:

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

- Please add caliper of the trees for removal on the site plan pages.
- Please provide tree exhibit similar to C2.4, cannot read all trees for removal to match with mitigation char to provide comments
- Condition #7 for trees to remain if they are not impacted by the building footprint or essential site improvements
- On C2.3
 - 8" birch is located off site between the 2 stormwater ponds (on County park land) please ensure this isn't used in the mitigation calculations
 - The 22" pine in the proposed driveway/easement cannot count toward mitigation credits
- Please accommodate saving:
 - C2.1 vegetation on the west side of the stormwater pond (potentially 4 trees), 2 cherry trees on north side of plans and the cedar in front of building 4
 - C2.2 pine south of dumpster
 - C2.2 trees in between buildings 6&8
 - C 2.3: pine outside stormwater ponds on west side of plans