

# Plan Review - Department Review Status

Project Name: **F20240450**

Workflow Started: **01/05/2024 01:57 PM**

Report Generated: **02/23/2024 04:56 PM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA ENVIRONMENTAL	Revision Requested	Amy Lindsey
	AREA SITE PLAN	Incomplete	Emily Tettelbaum

## REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
18	1	AREA ENVIRONMENTAL Amy Lindsey 2/12/24 6:00 PM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
19	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:25 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
20	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:25 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the loss and maximize the replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
21	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:27 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
22	1	AREA	Changemark	02-FCP-F20240450-		Unresolved

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		ENVIRONMENTAL Amy Lindsey 2/23/24 8:27 AM	Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	001.pdf		
23	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:28 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
24	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:28 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
25	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:28 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
26	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:29 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
27	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:29 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement	02-FCP-F20240450-001.pdf		Unresolved

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			to make this a thriving, livable community close to Metro.			
28	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:29 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
29	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:29 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
30	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:33 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
31	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:33 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
32	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:33 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
33	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:33 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
34	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:33 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments	02-FCP-F20240450-001.pdf		Unresolved

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			that match the site plan scale.			
35	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:43 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
36	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:43 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
37	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:43 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
38	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:43 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
39	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:43 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
40	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:43 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
41	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not	02-FCP-F20240450-001.pdf		Unresolved

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			constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.			
42	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
43	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
44	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
45	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
46	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
47	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:51 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
48	1	AREA ENVIRONMENTAL Amy Lindsey	Changemark EP 1 Please prepare an exhibit showing how	02-FCP-F20240450-001.pdf		Unresolved

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		2/23/24 8:52 AM	you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.			
49	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
50	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
51	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
52	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
53	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
54	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
55	1	AREA	Changemark	02-FCP-F20240450-		Unresolved

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		ENVIRONMENTAL Amy Lindsey 2/23/24 8:52 AM	EP 7 Please remove all encroachment from the stream valley buffer.	001.pdf		
56	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
57	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
58	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
59	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
60	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
61	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
62	1	AREA ENVIRONMENTAL Amy Lindsey	Changemark EP 6 Please see 22A-12.e.1.B "All unforested	02-FCP-F20240450-001.pdf		Unresolved

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		2/23/24 8:54 AM	stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."			
63	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 7 Please remove all encroachment from the stream valley buffer.	02-FCP-F20240450-001.pdf		Unresolved
64	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:54 AM	Changemark EP 8 Development should be oriented and respond to the natural features and topography. The natural features bring value to the property, they don't just take away space.	02-FCP-F20240450-001.pdf		Unresolved
65	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
66	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
67	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
68	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
69	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan	02-FCP-F20240450-001.pdf		Unresolved



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			that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.			
70	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
71	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
72	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 7 Please remove all encroachment from the stream valley buffer.	02-FCP-F20240450-001.pdf		Unresolved
73	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 8 Development should be oriented and respond to the natural features and topography. The natural features bring value to the property, they don't just take away space.	02-FCP-F20240450-001.pdf		Unresolved
74	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:55 AM	Changemark EP 9 Too narrow to be counted as forest.	02-FCP-F20240450-001.pdf		Unresolved
75	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
76	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement	02-FCP-F20240450-001.pdf		Unresolved

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			to make this a thriving, livable community close to Metro.			
77	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
78	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
79	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
80	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
81	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
82	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 7 Please remove all encroachment from the stream valley buffer.	02-FCP-F20240450-001.pdf		Unresolved
83	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 8 Development should be oriented and respond to the natural features and topography. The natural features bring value to the property, they don't just take away space.	02-FCP-F20240450-001.pdf		Unresolved
84	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 9 Too narrow to be counted as forest.	02-FCP-F20240450-001.pdf		Unresolved

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85	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 8:57 AM	Changemark EP 10 If this is a utility easement, it may not be counted towards forest retention. Utility easements that are not being accessed or disturbed are deducted from the tract area, acreage of forest, and acreage of forest retained.	02-FCP-F20240450-001.pdf		Unresolved
86	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
87	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
88	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
89	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
90	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
91	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also	02-FCP-F20240450-001.pdf		Unresolved

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			being disturbed by this plan.			
92	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
93	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 7 Please remove all encroachment from the stream valley buffer.	02-FCP-F20240450-001.pdf		Unresolved
94	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 8 Development should be oriented and respond to the natural features and topography. The natural features bring value to the property, they don't just take away space.	02-FCP-F20240450-001.pdf		Unresolved
95	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 9 Too narrow to be counted as forest.	02-FCP-F20240450-001.pdf		Unresolved
96	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 10 If this is a utility easement, it may not be counted towards forest retention. Utility easements that are not being accessed or disturbed are deducted from the tract area, acreage of forest, and acreage of forest retained.	02-FCP-F20240450-001.pdf		Unresolved
97	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:02 AM	Changemark EP 11 Please clearly delineate the Category 1 Conservation Easement	02-FCP-F20240450-001.pdf		Unresolved
98	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
99	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of	02-FCP-F20240450-001.pdf		Unresolved

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			the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.			
100	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
101	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 3 Please correct.	02-FCP-F20240450-001.pdf		Unresolved
102	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
103	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
104	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
105	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 7 Please remove all encroachment from the stream valley buffer.	02-FCP-F20240450-001.pdf		Unresolved
106	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 8 Development should be oriented and respond to the natural features and topography. The natural features bring value to the property, they don't just take away space.	02-FCP-F20240450-001.pdf		Unresolved

# Plan Review - Department Review Status

Project Name: **F20240450**

Workflow Started: **01/05/2024 01:57 PM**

Report Generated: **02/23/2024 04:56 PM**

107	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 9 Too narrow to be counted as forest.	02-FCP-F20240450-001.pdf		Unresolved
108	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 10 If this is a utility easement, it may not be counted towards forest retention. Utility easements that are not being accessed or disturbed are deducted from the tract area, acreage of forest, and acreage of forest retained.	02-FCP-F20240450-001.pdf		Unresolved
109	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark EP 11 Please clearly delineate the Category 1 Conservation Easement	02-FCP-F20240450-001.pdf		Unresolved
110	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:03 AM	Changemark Overall 2 Tree removal and replacement will be coordinated with each phase. A variance for all of the specimen tree removal cannot be supported at this time because there is no way to make the findings with this rezoning request.	02-FCP-F20240450-001.pdf		Unresolved
111	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 1 Please prepare an exhibit showing how you arrived at the tract area. It is not clear what is being dedicated but not constructed by this plan. It appears that Erskine Avenue is being dedicated and constructed so that cannot be deducted from the gross tract area.	02-FCP-F20240450-001.pdf		Unresolved
112	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark Overall We appreciate the evolution of the design of this site and the orientation of the open space. It is a lot of tree removal and we look forward to working with you minimizing the tree loss and maximize the tree replacement to make this a thriving, livable community close to Metro.	02-FCP-F20240450-001.pdf		Unresolved
113	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 2 Please clearly label all utility easements on the property. Forest conservation easements cannot be applied over utility easements.	02-FCP-F20240450-001.pdf		Unresolved
114	1	AREA	Changemark	02-FCP-F20240450-		Unresolved

# Plan Review - Department Review Status

Project Name: **F20240450**

Workflow Started: **01/05/2024 01:57 PM**

Report Generated: **02/23/2024 04:56 PM**

		ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	EP 3 Please correct.	001.pdf		
115	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 4 Because this will be a phased development and may take many years, it will be important to develop a plan that sets up basic parameters and allows for flexibility while still meeting the Law. The scale of this plan needs to be much larger to allow for future amendments that match the site plan scale.	02-FCP-F20240450-001.pdf		Unresolved
116	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 5 The Parks LOD has not been approved and cannot be deducted if it is also being disturbed by this plan.	02-FCP-F20240450-001.pdf		Unresolved
117	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 6 Please see 22A-12.e.1.B "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that:....."	02-FCP-F20240450-001.pdf		Unresolved
118	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 7 Please remove all encroachment from the stream valley buffer.	02-FCP-F20240450-001.pdf		Unresolved
119	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 8 Development should be oriented and respond to the natural features and topography. The natural features bring value to the property, they don't just take away space.	02-FCP-F20240450-001.pdf		Unresolved
120	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 9 Too narrow to be counted as forest.	02-FCP-F20240450-001.pdf		Unresolved
121	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 10 If this is a utility easement, it may not be counted towards forest retention. Utility easements that are not being accessed or disturbed are deducted from the tract area, acreage of forest, and acreage of forest retained.	02-FCP-F20240450-001.pdf		Unresolved

# Plan Review - Department Review Status

Project Name: **F20240450**

Workflow Started: **01/05/2024 01:57 PM**

Report Generated: **02/23/2024 04:56 PM**

122	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 11 Please clearly delineate the Category 1 Conservation Easement	02-FCP-F20240450-001.pdf		Unresolved
123	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark Overall 2 Tree removal and replacement will be coordinated with each phase. A variance for all of the specimen tree removal cannot be supported at this time because there is no way to make the findings with this rezoning request.	02-FCP-F20240450-001.pdf		Unresolved
124	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:05 AM	Changemark EP 12 The FCP needs to show and include mitigation for trees removed prior to the FCP being submitted.	02-FCP-F20240450-001.pdf		Unresolved
125	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:14 AM	Changemark EP 1 Are these mitigation trees proposed for a rooftop planting? What depth of soil is being proposed? Not sure that this can even be conceptually supported.	02-FCP-F20240450-003.pdf		Unresolved
126	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:14 AM	Changemark Overall The variance cannot be supported at this time, nor can this mitigation plan be supported. Because the mitigation trees plantings are directly connected to the details of this development, it cannot be demonstrated that these are actually suitable locations for planting.	02-FCP-F20240450-003.pdf		Unresolved
127	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:15 AM	Changemark EP 1 Please use a planting list that matches more closely what is found on the site already.	02-FCP-F20240450-006.pdf		Unresolved
128	1	AREA ENVIRONMENTAL Amy Lindsey 2/23/24 9:15 AM	Changemark EP 2 Deer protection details must be included.	02-FCP-F20240450-006.pdf		Unresolved