

## Mark Ashness

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**From:** Mark Ashness  
**Sent:** Friday, July 12, 2019 2:56 PM  
**To:** Kimberly Tyson  
**Subject:** RE: Folkner Branch Subdivision Response to Initial Comments

Kim: Please find attached.

I will include this document with the resubmittal.

1. Please provide 19 more copies of the email from Steven Ball with Jean Gibby's response and 19 copies of the Wetland Delineation Property of Marthas Investment, LLC plat. Only one copy was provided. **Provided with our Resubmission**
2. Please have someone to pick up the submitted copies, place the copies in packet form, and return to our office by 7/12/19. Twenty copies of each individual items were submitted, but not in individual packets. **We have Collated Each Set with Resubmission**
3. What side of the buffer will the septic be located in relation to the houses on Lots 13, 22, 23, and 37-39? Please address this in a cover letter as this will be one of the questions asked at the Planning Board.  
**Lot 13 has a clear path outside the buffer to access septic field**  
**Lot 19 will cross a voluntary buffer to access septic field**  
**Lot 22 will cross an ephemeral channel / buffer to access septic field**  
**Lot 23 will cross an intermittent channel / buffer to access septic field**  
**Lot 37 will cross a wetland buffer outside the wetland**  
**Lot 38 will cross will cross a wetland buffer outside the wetland**  
**Lot 39 will be within the Road ROW crossing the wetland and then will cross a wetland buffer outside the wetland**  
**These impacts will be permitted as a temporary impact with appropriate agencies**
4. In the cover letter please also address the 30' volunteer perimeter, possible street lights in the subdivision, and if the neighbors will be using a separate driveway or use the subdivision entrance as their driveway.  
**Volunteer Perimeter:** As a result of the neighborhood meeting we will deed restrict through the subdivision covenants a 30' buffer where shown. The covenants will not allow disturbance of this area (with exception to invasive vegetation and to remove dead vegetation. The intent is to leave the 30' edge undisturbed given the size of these lots.  
**Street Lighting:** All Street Lighting will meet County Standards. At submission of Construction Drawings a determination will be made regarding the proximity of street lights.
5. Lots 2-4 and 16-18 appears to be flag lots, will there be an easement allowing one common access?  
**Yes Lots 2/3,15/16, and 17/18 will utilize a shared access**
6. The second attachment has an area highlighted on the corner of Folkner Branch Lane and Pine Wind Court, is this open space or part of a lot? **Open Space**