

APC has several serious concerns regarding the modification application for 61 East Joyce Lane # 15259A.

The request for 5 modifications relating to forested areas, reforestation and/or easements is **extremely** troubling. We ask that the code be followed, and the development be redesigned so that modifications 1, 2,3, 4, 6, 7, and 8 are eliminated.

APC is also very concerned with the storm water management plan. As the county knows, Hawthorne's Grant SWMP is not adequate and the neighbors are being flooded. Is there a Stormwater Management Plan (SWMP) depicting the proposed sub-drainage areas and evidence that it will ensure the stormwater management system will maintain after development, as nearly as possible, the pre-development runoff characteristics. Does the SWMP show the location of swales on all properties that could impact the usable building envelope? Is there enough Common Area surrounding all BMPs to allow access for maintenance?

What was negotiated between the county and Bay Engineering?

What was agreed to when setbacks and open space criteria were grandfathered?

Do the locations of the two proposed entrances to the development account for required sight distance for E Joyce Lane traffic coming uphill from the south and from the west?

Why is every road in the development a private road when other new developments on E Joyce Lane have some public roads? Will street lighting be private, too? Fire hydrants? All stormwater management systems?

APC believes the modification to the design manual asking for less than 50 feet from the P.C. of an intersection for lots 1, 10, 13, 27 and 29 is a safety issue, particularly for the lots near the entrances to the development.

Since this property was annexed to Hawthorne's Grant is their HOA aware of what they will be responsible for? Since Koch has since bought more property will it be their own HOA?

What would the sketch plan look like if it was not cluster development?

Is any consideration being given to the flag lot owner Mr. Evers?

APC would like to discuss further options and redesign so that this proposed development adheres to county code.