

To: Paramounte Engineering, Inc.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File; Mihaly Land Design; Brian Eckel, Cape Fear Commercial
Date: 2/26/2018
Re: Landscape Plan for Tract 2 Woodlands at Echo Farms

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.

- Add description of land use
- Provide existing conditions (tree survey) for parking area open space clearly identifying existing vegetation and proposed trees for removal. This is the first review of this tree survey and not all species are legible on L1.0
- Update Appleton Way on L0.0 & L1.1
- Add adjacent zoning districts to map
- Only found 29 pink muhly on kayak launch enlargement
- The trees for removal and mitigation calculations do not match the application for Tree Removal Permit which came with TRC Revision 2 for the subdivision (received 1/18/18), please update the application to reflect which trees are for removal and verify calculations.
 - Removal planned for trees located on lots 19, 24,25, 37 and some on the open space parcel may not be essential site improvements
 - Indicate removal or protection of each tree (lot 5)
 - Does the calculation on L0.0 include the kayak launch open space parcel?

Comments provided on TRC REV2 Applicable to Landscaping

- Note on Plan: Any resurfacing/construction of pedestrian trails beyond the parking lot will be limited to hand equipment and minimal disturbance permitted due to the sensitivity of the resource, construction release will contain condition regarding this improvement
- Recommend redesigning the amenity site parking as single row in order to preserve existing trees in open space.
- Open Space Parcels
 - Stormwater ponds shall be designed as open space amenities (condition #21 of SRB approval), provide detail regarding these amenities
- Sidewalks are required along all road frontages (Condition #22 of SRB approval)
 - Add to entire frontage of Appleton Way and Echo Farms Blvd. as discussed at TRC or amend SRB conditions

- Water mains shall be located within the street to allow for street trees to be planted in the street plazas along all streets (SRB Condition #20) Compliance pending CFPUA approval, as shown may be in compliance as discussed at TRC
- Provide written letter of no objection referencing the same plan sheets as submitted to the Duke Energy (landscape plan included).
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- Indicate removal or protection of each tree (lot 5)