

To: Rob Balland, Paramounte Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 12/28/2017
Re: Woodlands at Echo Farms Tract 2

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.

Site Plan Comments:

- Provide dimensions for each lot to verify compliance with zoning standards
- Provide an outline for the CAMA conservation area on parcel on C-2.0 and C-2.1
- Open Space
 - Identify the surface for the proposed path
 - Parking area cannot count toward active open space acreage
 - Label the easement on lot 54 for access to kayak launch on page C-2.2 from utilities easement to access easement and add label to C-2.0 (Condition #19 of SRB approval)
 - Identify parcel boundary for open space land to be dedicated to the City (SRB condition #19) and which land will stay with HOA
 - Prepare documents regarding easement to public for kayak launch
 - Stormwater ponds shall be designed as open space amenities (condition #21 of SRB approval)
- Access Easement
 - Show street profile for easement
 - Easement width required per technical standards at 34 feet (PG 7-4)
- Provide details for streetlights
- Sidewalks are required along all road frontages (Condition #22 of SRB approval)
 - Add to entire frontage of Appleton Way, Echo Farms Blvd. and Independence Blvd.
 - Show on plan if existing
- A tree preservation/removal permit is required
 - Removal only permitted for essential site improvements
 - Removal planned for trees located on lots 19, 24,25, 37 and some on the open space parcel may not be essential site improvements
 - Include all trees existing on Tract 2 area, may be some missing near/on proposed lots 5-9
 - Show removal and mitigation calculations
- Landscape Plan required, including street trees proposed for new roadways

- Provide names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street (for properties referenced by number add chart with additional information to another sheet)
- 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)
- Provide written letter of no objection referencing the same plan sheets as submitted to the Duke Energy. Please see emails regarding Bill Wilder's comments for the powerline easement.
- Submit a list of potential road names to Addressing Coordinator for approval (SRB Condition #11)
- All SRB conditions from February 2, 2017 applicable and order approving Preliminary Plan from March 28, 2017
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.
 - Is there a JD for the subject property?

Site Inventory Map C-2.3

- Remove the proposed right of way from site inventory
- Label existing cart path near Echo Farms Blvd.
- Provide adjacent property owner information for all adjoining property owners including across the right of way with city zoning.
- Update site inventory data: state the conservation resource type present from 18-341
- Indicate approximate 100-year floodplain boundary, and the location of ditches, creeks, and streams and their classification (i.e., intermittent, perennial, C (SW), ORW, etc.). Indicate areas with a history of flooding and areas of naturally concentrated surface drainage.
- Update soils map to delineate boundaries of each soil present (inset on C-2.3)
- Indicate any CAMA areas for navigable waters