

To: Rob Balland, Paramounte Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 2/1/2018
Re: Woodlands at Echo Farms Tract 2 TRC REV2

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 the lot width labeled on each lot, minimum lot width is 50 feet to verify compliance with zoning standards
- Response letter referred to a landscape plan on multiple comments, please provide landscape plan for review
- Please add scale to C-2.1-2.2 if they are not consistent with the other pages in the set
- Cart path/trail to kayak launch in open space
 - Identify parcel/easement boundary for open space land to be dedicated to the City (SRB condition #19) and which land will stay with HOA
 - Work with City staff to determine site layout
 - Prepare/submit to City Attorney's office draft documents regarding public dedication for kayak launch
 - Provide detail regarding which part of the path is existing, which part is proposed & provide details regarding the kayak launch
 - Additional permitting may be required if there are floodzones/CAMA areas where the launch is proposed
 - Improvements for the existing cart path cannot exceed the existing built upon area as discussed at TRC (will treat the cart path as it exists as an existing non-conformity of the conservation resource setback)
 - New construction of a path:
 - Provide detail regarding surface
 - Impervious surface will require setback 12.5 feet from the resource and only 25% built upon area on the conservation setback area.
 - If the trail will be raised decking, 6' is the maximum width allowable. There would be no setback from the resource if the path is pervious.
 - 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
 - Is there any tree removal proposed within the area near the trail? Please provide tree survey information for the areas adjacent to the path, both the existing and proposed path. Areas that are designated as tree protection areas and that will not be disturbed can be delineated as such and do not require inventorying individual trees.
 - Recommend redesigning the amenity site parking as single row in order to preserve existing trees in open space.
- Conservation Resource Buffer/Setback
 - Please adjust the lot lines for lot 21, 22, 52 and 53. These lots have conservation setback located on the parcels to be divided. 2 potential solutions for compliance:
 - Only include the area of the conservation setback on individual lots as 12.5 feet (encroachment at no point is allowed to extend to within ½ the distance to the edge of the resource) and provide the deed restrictions in each lot that the area cannot be built upon more than 25% of the total conservation resource
 - Move the lots entirely out of the conservation setback and provide the setback area only in community open space
 - Within the conservation setback up to 25% of the land can be impervious surface- this should be calculated for the entire wetland area in this open space
 - If the path is proposed new, then the new surfacing must be below 25% total area
- Open Space Parcels
 - Stormwater ponds shall be designed as open space amenities (condition #21 of SRB approval), provide detail regarding these amenities
 - Will the pond existing on Independence Blvd. remain?
- Access Easement to lots 49-51
 - Provide dimensions for access easement length (end of pavement to centerline adjacent to turnaround) ensure Fire standards are met
 - Recommended to continue the sidewalk to the edge of the lot 51
 - Discussed at TRC maintaining this as public right of way, please provide update
- Provide details for streetlights
- 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.
- 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
 - Please list all SRB conditions to sheet set
- 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.

Site Inventory Map C-2.3

- Indicate any CAMA areas for navigable waters
 - If there are no navigable waters what is the kayak launch going into? More details regarding the open space are required (see comments above)
 - Kayak launch will likely require a CAMA major permit and flood permit depending on site conditions. Contact DCM for CAMA permitting.

Tree Preservation Permit

- Requested additional information on 1/22/2018, review pending until more information is received

Other items from the tree review that may be applicable to TRC review:

- Removal planned for trees located on lots 19, 24,25, 37 and some on the open space parcel may not be essential site improvements
- Credit for existing trees can only be granted
- Information needed regarding trees near the proposed/existing trail to ensure preservation of trees
- Indicate removal or protection of each tree (there are some in the open space adjacent to Independence Blvd. which do not show as tree protection nor as removal
- Recommended to amend the parking lot design to preserve the 4 trees proposed for removal