

To: Rob Balland, Paramounte Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 3/15/2019
Re: Woodlands at Echo Farms Tract 2 TRC REV4 and Landscape Plans

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.

To phase the project please remove all of the contents of Phase II (leave white space) from this plan

- Plan review was split into Phase I and Phase II sections to narrow requirements for construction release of Phase I,
- Please split the landscape plan to match the civil drawings.
- Please split tree removal to reflect phases
- Comments provided for the whole project to keep working toward release of the whole SF2

Site Plan Comments for Phase I:

- Repeat Comment: Provide the lot width labeled on each lot, minimum lot width is 50 feet to verify compliance with zoning standards, not simply in a line table because not every measurement listed corresponds with lot lines
 - Can a page be inserted to show compliance with minimum lot width for each lot along with the table?
- Lot width must maintain from the front setback to the rear setback, please amend where necessary (lots 10-15 may need to be shifted)
- Provide written letter of no objection referencing the same plan sheets as submitted to the Duke Energy for powerline easement
- 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. Started list for SF2:
 - Wetlands Impact permit for the existing cart path, kayak launch, the roadway crossing and Echo Farms Blvd sidewalk (all Phase II, no wetlands impact in Phase I)
 - CAMA permit: Kayak launch and decking/path in open space path (all Phase II, no CAMA permit required for Phase I)
 - Flood development permit for flood zone areas
 - Record the conservation easement on the final plat to ensure no structures are built on the single family lots. (Phase II)

Site Plan Comments for Phase II:

- Called and left a voicemail 3/15/2019 for Rob: Is this information included with this submission? Did not find any more regarding the open space in this submission
- Conservation Resource and Open Space Parcel
 - 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 details regarding the kayak launch location
 - Additional permitting may be required if there are flood zones/CAMA areas where the launch is proposed
 - Provide documentation when these areas were flagged and the CAMA lines as well as conservation lines
 - Update spelling on the Impervious area in Floodplain/Conservation Area chart (C2.0)
 - The percent improvement in the conservation resource also needs to include the rear of the parcels (21, 22 & 53) as if these were fully developed out
 - Not included on C-2.1 calculation, please add
- Open Space
 - Provide justification for parking as outdoor parks do not have a parking requirement in the LDC
 - See parking study requirements of 18-528(g)

Site Inventory Map C-2.3

- Update #14 & 20

Tree Preservation Permit

- If intending on splitting into phases, can issue tree removal in 2 phases, mitigation calculations and inventory must be divided out by Phase. Please make amendments if that is the case.
- Tree permit was issued for sewer installation for 3 trees (TPP 19-121) these trees don't need to be on the subdivision tree removal permit again (TPP 18-119)
 - Take these trees off the inventory for Civil Drawings for SF 2 and all mitigation calculations, they no longer exist
- Specific lot tree removal comments:
 - Lot 19: OK to remove as proposed
 - Lot 24: OK to remove as proposed
 - Lot 25: save 22" pine
 - Lot 37: Ok to remove as proposed
 - Open Space Parking Lot: please shorten the neck of the parking lot to move the lot closer to Musket Bay Dr. therefore being able to feather grading and save 20" oak, 23" pine and 12" pine. There is no requirement for all of this parking, therefore it is recommended that the parking be reduced and additional trees saved.
- Tree survey may need to extend further into the land adjacent to the kayak launch path, depending on what the surfacing plan is- any disturbance would need to have trees marked and verified for preservation. We have talked about a few things for the kayak launch path surface and depending on the outcome additional information may be needed. (TBD with Phase II)

Landscape Plan Comments

- Update landscaping plan with the tree removal as detailed in the civil & tree removal comments above (may want to wait until Tree Removal and calculations are complete on civil plans before updating)
- Amend to include the approved street names for this project