

To: Rob Balland, Paramounte Engineering
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 5/11/2018
Re: Woodlands at Echo Farms Tract 5 TRC Review (before SRB)

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.

General

- Provide plat reference for Tract 5
- Please clarify what the box on the vicinity map representing
- Please recheck the scale on all sheet pages to be accurate
- Parking calculations are required for residential, see 18-532. Can be allocated to the driveways by each unit if the driveway can fit the necessary vehicles.
- Bicycle parking is required
- Ensure trees are readable – difficult to read tree labels on pages provided. Necessary to use at this point in case conditions require saving of trees. Is this the most up to date tree survey?
- Lot coverage is different for multi-family versus single family, please update/add to site data table
- Give the proposed setbacks to the townhomes, not just that they meet Code standard.
- Maximum density note can be added after SRB approves the plans, please remove/edit wording
- Remove SRB conditions, this phase will have a new set of approved conditions per SRB
- Verify with transportation that this phase is part of TIA under review

Roadways

- Recommended to connect Road A into the roundabout for the entrance
- Verify street length meets Technical Standards or request variance
- Is on street parking proposed to meet minimum parking requirements? Verify right of way width does not require widening to fit on street parking if needed. If not desired, potential SRB condition for no on street parking (due to median).
- Provide cross section for proposed streets, include median details.
- Need cross section for 40' right of way for Roads B and C
- Verify driveways meet separation requirements or request waiver

Pedestrian

- Provide sidewalk along Carolina Beach Road

- Connect sidewalk from new public rights of way to Carolina Beach Road, recommended from Road B or open space to the Carolina Beach Road sidewalk

Open Space

- Conservation Resource must remain undivided, lot 4 cannot be created per Code 18-341(d)(3). Please make this area open space
- Flood note conflicts between sheet pages
- Show preliminary FIRMs on the sheet pages, Code requires enforcement of the most stringent
- Please make the existing cart path in the open space easier to read. Similar to other phases recommended condition to SRB: *Any resurfacing/construction of pedestrian trails in conservation resource will be limited to hand equipment and minimal disturbance permitted due to the sensitivity of the resource*
- Clarify the 25' MF setback and the wetland setback adjacent to Appleton Way, not clear where each boundary is- cross hatching appears to come to the zoning setback line.
- Is a retaining wall proposed adjacent to units 40-42? Please label
- Will these ponds be active open space?
- C-2.3 Note # 20, please amend. JD for property
- Please break down the active and passive open space in an inset to determine where active open space is located.
- At least ½ the total land dedicated to open space must be outside wetland area. Provide open space clarification.
- Provide tree protection details on trees to be saved

Landscaping

- Show buffer on southern boundary between multi-family and single family
- Additional landscaping comments when landscape plan is submitted