

To: Garry Pape, PE
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File; Protrak
Date: 3/5/2013
Re: Jordan Lake Townhomes

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:

- Submit a tree removal permit and fee. I am ready to approve and will get to Beth upon receipt.

Multi-family regulations:

- Permanent street names approved by the City Manager or designee will be assigned to each private street. Street name signs approved by the appropriate City department must be posted. The assignment of building identification numbers will utilize the approved private street names.
 - Confirm with Frances Downs and email me confirmation the use of Jordan Lane. And also the official permitting address of the site. 342-2723.

CD Rezoning Conditions:

1. All lighting shall be in accordance with the Wrightsville Avenue Corridor Regulations.
 - a. Provide a site lighting plan. Basically I need to know where the light poles would be placed and that the adjacent residential will not be affected. I assume you will put in directional lights?

SRB Conditions

- 1) Sidewalks shall be installed by the developer within the development and along Wrightsville Avenue and Jordan Lane.
 - a. Sidewalk along Wrightsville ave will need to be through a public access easement since it will be located outside the right-of-way. I attached an example.
- 2) The lots shall be combined into one lot and recorded in the New Hanover County Registry prior to the issuance of the Certificate of Occupancy.
 - a. My preferred is to recombine prior to issue of construction release. Please provide documentation.

Landscape plan OK