

**To:** Charlie Cazier, Intracoastal Engineering, PLLC  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 11/9/2017  
**Re:** Marsh Point Subdivision

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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:

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
  - Total amount of acreage within the each proposed lot
  - Add the maximum building lot coverage (50%) to site data table
- Show rear yard setback for lots 1-3, Show a front yard setback for lots 4-5
- Include dimensions of access easement/ shared driveway
- Confirm multi-use path location on Rogersville Road with Engineering
- A tree preservation/removal permit is required
- 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

- Conservation resource buffer needs to be 35'

#### Exceptional Design

- Demonstrate compliance with the exceptional design credits from 18-544

#### Other Comments

- Provide documentation for FEMA Flood Area: elevation certificate, LOMAR, provide survey showing the proposed structures are outside the floodzone
- Demonstrate breakdown of active and passive open space
- Note on the plan the individual lot restricted access on Wrightsville Avenue and Rogersville Road (access only through the shared driveway shown)
- Is the area on the front of lots 4 & 5: open space or real property for lots 4&5 between the easement and Rogersville Road?
- A name on the easement is preferred from Addressing. Will all structures face Wrightsville or Rogersville? (none for primary frontage on existing roadways?)

Include all C-10-1116 conditions on plat submittal:

Approved Ordinance Conditions:

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this rezoning request does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in accordance with the plan as submitted September 20, 2016. The permitted use shall be restricted to a six lot single family residential development having a total of 6 dwelling units.
5. The proposed building elevations for the subject property shall be consistent with those submitted on October 4, 2016 and in accordance with the Wrightsville Corridor 2030 Plan.
6. All existing protected trees not impacted by essential site improvements shall be preserved or mitigated.
7. All city, state and federal regulations shall be followed.