

**To:** Garry S. Pape, GSP Consulting, PLLC  
**From:** Nicole Smith , Associate Planner; 910-341-1611  
**CC:** File;  
**Date:** 11/7/2019  
**Re:** Wrightsville Landing

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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 in the site data table as follows:
  - Add bicycle parking to the site data table.
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. Are the lots subdivided for each townhome? **Repeat comment.**
- Sec. 18-60 (c) (15): Show a proposed landscape plan (street trees, foundation plantings, buffer details, etc.) **Repeat comment.**
- Sec. 18-60 (c) (16): Show site inventory map and tree survey. Details of proposed tree removal and preservation. Add sheet that contains tree removal overlaid with site plan for verification of tree survival and removal linked to essential site improvements. Concern with health of 30” and 72” Live Oaks.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
  - a. Method for handling solid waste disposal. Roll out carts? Add note to site data table. **Repeat comment.**
- A tree preservation/removal permit is required. **Repeat comment.**

Subdivision Comments:

- Delineate active versus passive open space. **Repeat comment.**

Cluster Subdivision Standards Article 7 Division 5:

- Provide exceptional design narrative and specifications points for the proposal in order to have the density allowances as requested on the plan. **Repeat comment.**
- Update calculations for 40% open space. Requirement is 92,173 sf, provided is sufficient. Need break down of passive versus active delineated.
- Verify minimum width of open space is 50 ft.

SRB Conditions:

- An encroachment agreement regarding the road crossing over the city's drainage easement shall be recorded with the city prior to construction release.
- A public access easement shall be provided from Ridgewood Heights Drive to Wrightsville Avenue to accommodate the multi-use path and pedestrian access through the site.