

To: Garry S. Pape, GSP Consulting, PLLC
From: Nicole Smith , Associate Planner; 910-341-1611
CC: File;
Date: 1/21/2020
Re: Wrightsville Landing

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) (16): Show site inventory map and tree survey. Please provide an update. Some labels are difficult to read. Initial comments: The 30” Oak is now slated for removal. What happened? It was previously saved. There is a 20” Pine that is marked for removal but also located within tree protection fencing? Please clarify. I see 5, 18” Pines proposed for removal, not 4. There is a 15” Oak that is included for removal on the site plan, but not identified in the chart. Please add. Please provide tree credit calculations in accordance with Table I, Sec. 18-448
- A tree preservation/removal permit is required. **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. **Repeat Comment.**
- Verify minimum width of open space is 50 ft. **Repeat comment.**

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.

Landscape Plan:

- Update mitigation calculations for significant tree removal per Sec. 18-461.
- Add tree credit calculations to offset required mitigation per Table I, Sec. 18-448.
- Provide verification of the existing vegetation utilized to comply with required buffer (i.e. photos of existing conditions in these areas).
- Provide street tree calculations per SD-15-17.