

**To:** Charles Cazier, Intracoastal Engineering, PLLC

**From:** Nicole D. Smith, Associate Planner; 910-341-1611

**CC:** File

**Date:** 5/29/2018

**Re:** Conway Peiffer Ave Subdivision located at 256 Peiffer Ave

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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:

- For future plan review submittals by your company, please include a contact email for your client or property owner so that everyone can be kept in the loop.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Provide a public connection from the sidewalk to the building entrance.
- 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.

Subdivision Standards:

- Provide dimensions of each lot to ensure zoning compliance.
- Sidewalks are required to extend on each side of the right-of-way of all local streets extending through the property to be developed per Sec. 18-376(b).
- Provide required recreational space per Sec. 18-383(c). Requested exemption can only be provided by the Subdivision Review Board.

Conservation:

- Provide wetland delineation details.