

Memo

To: Charlie Cazier, Intracoastal Engineering, PLLC
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 2/9/2018
Re: Marsh Point Subdivision

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.

- Provide documentation for FEMA Flood Area: elevation certificate, LOMAR, provide survey showing the proposed structures are outside the floodzone at the time of building permit
- A name on the easement is preferred from Addressing.
- Need to reflag the coastal wetlands, only valid for 1 year per DCM
- Elevations that were included in the Conditional District need to be part of the plan set for approval
- Conservation resource/setback and buffers need to be recorded on plat

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.