

To: Charlie Cazier, Intracoastal Engineering, PLLC
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 5/8/2018
Re: Osprey Landing SRB Submittal

The following is a list of comments for review from planning regarding your project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items of documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Landscape plan.
- Add maximum lot coverage.
- Show setbacks on each lot.
- A tree preservation permit will be required.
- Show site inventory map in accordance with Sec. 18-136.
- 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 detailed waiver request letter that identifies all necessary waivers, why they are needed, and justification for each.
- Provide dimensions to 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)(3).
- Provide the proposed street name (must be unduplicated county-wide) to ensure compliance with Sec. 18-379.
- Street trees will be required along all rights of way.
- Provide details to justify exemption from open space requirement per Sec. 18-393(c)(2).
- Reference the preliminary FIRM flood maps per Sec. 18-645. New maps are expected to become effective August 2018.

Conservation Resource Regulations:

- Provide wetland delineation details.

- Add setbacks for CAMA, conservation, and buffers to plans.
- Provide details of proposed private pedestrian access easement.