

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 1
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 2
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:


To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 3
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 4
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 5
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/16/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 28
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 4/9/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 29
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 1/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 30
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:


To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 31
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 32
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 33
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 34
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 35
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee


Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 36
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/1/14

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 37
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 38
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 39
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee


Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 40
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 41
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

11/11/19

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 42
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 43
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 44
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 45
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 46
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 47
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 48
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 1/16/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 49
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 50
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 51
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/11/19

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 52
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/1/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 53
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 54
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 55
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 56
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date:

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 57
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 6
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 7
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/29

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 8
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 9
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:


To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 10
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/29

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 11
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/29

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 12
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 13
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:


To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 14
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 15
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 16
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:


To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 17
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

11/11/29

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 18
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 19
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 20
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

11/1/11

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 21
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 22
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date:  _____

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 23
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.





Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 24
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: _____

11/1/29

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 25
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/11/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 26
S. Spot Road
Poplar Branch Twp.

GPD: 360-480	LTAR: 0.3-0.6	Classification: U
--------------	---------------	-------------------

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



[Handwritten signature]

Soil Scientist

Date: 11/14/24

SITE EVALUATION REPORT

Applicant:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Owner:

South Spot, LLC
107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236

Site Location:

The Meadows Lot 27
S. Spot Road
Poplar Branch Twp.

GPD: 360-480

LTAR: 0.3-0.6

Classification: U

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- Fill Area: All restrictive soils shall be removed down to the permeable sand layer, prior to being filled with clean beach sand to two-feet above land surface
- Other:

To obtain an Authorization to Construct:

- Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways.
- Pay permit fee

Comments:

**A detailed site plan showing that all setbacks can be met for permit. Items to include, but not limited to home footprint, driveway, septic area (tbd linear feet), 100% septic repair, septic fill area (toe slope 10' + to any property line), easements, right of ways, decks, sheds, and all other desired amenities.



Soil Scientist

Date: 11/11/24

November 1, 2024

Re: Sketch Plan/Special Use Permit Amendment for Owens Tract

Dear Community Members,

The purpose of this letter is to provide an introduction to a proposed development on approximately 61 acres of land owned by South Spot, LLC., located on South Spot Road, along with 3 adjoining parcels, and to invite you to join us for a community meeting to discuss the plan. The meeting will be held at the Powells Point Senior Center on Wednesday, November 13, 2024 at 6:00 pm. The Senior Center is located at 8011 Caratoke Highway.

Fifty-seven lots are proposed on a total of 66.73 acres, for the development of single family detached homes.

At the meeting we will present an overview of the plan and obtain community feedback while we are still in the planning stages. Your questions, concerns, and ideas are important for us to hear and we will make an effort to incorporate them into the final plan for this development.

Please mark the date and time in your calendar and join us. We look forward to this opportunity to hear from you and to get your input on how we can make this development one that we are all proud to be a part of.

Sincerely,
BISSELL PROFESSIONAL GROUP

Mark S. Bissell, P.E.

Cc: Currituck Development Services Department
Attn: Mr. Bill Newns, Director

The Meadows Community Meeting

November 13, 2024

Scheduled Time/Place: 6:00pm, Powells Point Senior Center

A community meeting was held for the proposed Meadows subdivision at 6:00pm on November 13, 2024 at the Powells Point Senior Center.

The following persons were in attendance:

Community residents (refer to attached sign-in sheet)

Also: Jason Litteral, Jo Hood, and Patrick Leary representing Currituck County
Peter Kaufman and John Chenowith representing the Developer
Mark Bissell representing the engineering firm

The meeting started a few minutes after 6:00pm and lasted until about 7:30pm.

Mark Bissell presented an overview of the development plan and the county review process. A number of questions were asked and comment and responses to the concerns are outlined below:

Comments from the Community	How Addressed
Concerns about traffic on Spot Road and difficulty turning onto 158 on weekends.	The developer has acquired additional property to make a direct access to Caratoke Highway to avoid putting traffic on S. Spot Road. A deceleration lane and left and right turning lanes and stacking are being provided at the new connection to 158.
Can the connection to S. Spot Road be eliminated?	The developer would prefer not to have it but the UDO requires it. If the County Commissioners can waive the requirement, we will eliminate it.
Will there be public water supply or wells?	A connection will be made to the county waterline on Caratoke Highway and waterlines run through the development and stubbed out onto S. Spot Road in case the county extends a waterline there in the future.
Concern about fire department response time.	The development will provide additional tax revenue that could be used for more equipment and personnel.
Will it have curb and gutter or open ditches?	The street will have curb and gutter that will drain to ditches that will carry water to the pond.
Will it be on septic tanks?	Yes.

Concern about 57 septic systems polluting groundwater.	A licensed soil scientist has performed a site evaluation and determined that the soils will support these systems without impacting wells.
What kind of houses will be built?	That has yet to be determined.
What will the prices be?	The market changes rapidly with materials cost and interest rates but a wild guess is at least \$400,000.
Will the be slab on grade?	Model homes have not yet been designed.
The county needs better EMS service.	The County Commissioners will need to address that.
What kind of people will live here, will they be vetted?	The houses will be market based and open to purchase by the general public.
How will trash be handled? The trash area is overloaded and there is a traffic problem.	The developer will provide a private trash collection service.
What is the landscape buffer?	The UDO has a standard for a minimum number of caliper inches per 100' for trees and shrubs.
We would like more buffer along S. Spot Road.	We will increase the buffer.
Can more buffer be provided to lots backing up to existing houses?	The developer intends to leave trees along the rear portion of these lots to the greatest degree practicable to add to the buffer shown.
Will there be any amenities?	Will need to discuss with the developer. There may be a walking trail around the pond.
Concern about stormwater and pond overflowing and causing problems.	The stormwater will be modeled to handle the 100 year storm event and will be stored and slow-releases to the Tig-Ma-Tar ditch. Based on the model berms will also be provided to store additional water on site to avoid impacting the neighborhoods.
Is there school capacity?	The enrollment statistics indicate there is capacity.
How many kids will there be?	The Tischler study indicates this development will generate about 14 students in the elementary school.
What will the timing be?	It will take about a year to get all the permits and another half year for the site work, so about 2 years before you will see the first house.

Conclusion:

The meeting was adjourned at about 7:30pm. A few residents stayed for additional discussions.`

NOTICE

Owens Tract

A COMMUNITY MEETING

**Will be held at the Powells
Point Senior Center, located
at 8011 Caratoke Highway,
Powells Point.**

**To review a request for
Sketch Plan and Use Permit
for a 57-lot subdivision for
Single-Family Detached
Homes.**

4354



Currituck County Mainland Water Capacity Availability Form

County Contact Information

Will Rumsey, Utilities Manager
444 Maple Road
Maple, NC 27956

Phone: 252.232.2769
Fax: 252.453.3721

Website: <https://co.currituck.nc.us/departments/water/>

Request

This request is for:

- Single Family Residence
- Residential Development
- Non-residential

Owner Information

Name(s): South Spot, LLC

Mailing Address: 107 S. Osprey Ave., Ste. 200, Sarasota, FL 34236

E-Mail Address: peterpinto66@gmail.com

Phone Number: 973-444-5555

Applicant Information (if different from Owner)

Name(s): Same

Mailing Address: _____

E-Mail Address: _____

Phone Number: _____

Parcel Information

PIN(s): 0124-0000-0280-000

Street Address: S. Spot Road

Project Information

Name of Project: South Spot

Number of Units: 57

Projected Daily Project Demand (gpd): 22,800

Anticipated Water Access Date: August, 2025

Applicant's Signature

I declare, that to the best of my knowledge, the information provided herein is true, correct, and complete.

Pt / Pat

Property Owner/Applicant Signature

9/24/24

Date

Note: Water connection and/or developmental fees are due at building permit application. See the Currituck County Master Fee Schedule for rates. <https://co.currituck.nc.us/master-fee-schedule/>

For Office Use Only

Water capacity is available for this project.

Water capacity is not available for this project.

WRL
Utilities Manager

9-25-24
Date

Alan L G
County Manager (Utility) Date

9/30/2024

This capacity availability is valid for one year from approval date.

Community Meeting Sign-In Sheet

The Meadows

November 13, 2024, @ 6:00PM

POTOM

EMAIL

NAME	ADDRESS	COMMENTS	EMAIL
MARK BISSELL	10 1068 Kitty Hawk	(252) 261 3266	mark@bissellprofessionalgroup.com
Roger + Sharm Sargent	416 N SPOT Rd	252-202-8783	
DAVID PARKER	398 N SPOT Rd	252-722-2629	none
Selina Jarvis	314 Reggie Owens Dr.	252-207-6994	Selina.jarvis@CurrituckCountyNC.gov
Patty Pruiett	130 S. Spot Rd	252-542-9301	
Angie Wilker	316 N. Spot	207-5670	
Blakes	272 N Spot	252-305-6288	
Dana Scarborough	138 Scarborough	252-722-3413	
Alaina R.	125 S. Spot rd	548 0361	
J.M. Ruac 1620	125 S. SPOT RD	548-9808	
Dannon Dawson	204 N Spot Rd	252 982 0094	
Joe Dzwonek	Spot, NC	252 491 2250	
Gary Coloppi	297 N Spot R	252 267 1934	

Bissell Professional Group
 PO Box 1068/3512 N. Croatan Hwy.
 Kitty Hawk, NC 27949
 (252) 261-3266
 mark@bissellprofessionalgroup.com

Community Meeting Sign-In Sheet
The Meadows
November 13, 2024, @ 6:00PM

NAME	ADDRESS	COMMENTS
Halley & Craig Readman Carl Schuch	Calloway la lot #2	nopohaley@gmail.com 503-863-7321
Patrick Leary	932 WATERLURY RD	252-202-6034
Ray Dingo	110 Kehmkey Lane	patrick.leary@currituckcountyne.gov 252-232-6032
TAMAR SARGENT	426 N SPOT RD.	
Jeremy Foytk	370 N. Spot Rd.	
Tami Foytk		
RAF Waincure	8388 Condee Hwy	
VAN MAR MEDICK	171 S SPOT	
Jo Hood	Currituck County	Jovita.Hood@currituckcountync.gov
Steven Brown	159 S. Spot RD	
Charles Lieb	102 Bendie Ln.	
Jimmy Lynch	118 South Spot	

Bissell Professional Group
 PO Box 1068/3512 N. Croatan Hwy.
 Kitty Hawk, NC 27949
 (252) 261-3266
 mark@bissellprofessionalgroup.com

Community Meeting Sign-In Sheet
The Meadows
November 13, 2024, @ 6:00PM

NAME	ADDRESS	COMMENTS
BOB WATKINS	115 S. SPOT RD.	TBD
JASON LITTERAL	153 Cawthouse Rd.	252-232-6052-
MIKE HART	417 N. spot Rd	252-491-2080

Bissell Professional Group
PO Box 1068/3512 N. Croatan Hwy.
Kitty Hawk, NC 27949
(252) 261-3266
mark@bissellprofessionalgroup.com

Proposed Street Name Review and Addition to Master Street List Form

To Be Completed By Applicant

Subdivision Name: The Meadows
 Subdivision Type: Conservation
 Applicant: South Spot, LLC
 Address: 107 S. Osprey Ave., Ste. 200
Sarasota, FL 34236
 Phone: 252-423-0059 Fax: _____

Proposed Street Name(s):
 Main Road from US 168 into Subdivision: Pinebrook Ln. ✓
 Road from South Spot: Pleasant Way ✗ PLEASANT ALREADY USED
 Culdesac: Osprey Ln. ✗ OSPREY ALREADY USED
Road from South Spot _____ Whistlewood Drive ✓
Culdesac _____ Danbury Lane ✓

Alternate Street Name(s): *Please provide at least one (1) alternate street name*
Glenbury Lane _____
Rosewood Lane _____

To Be Completed By County Staff

Proposed street names with a check mark have been approved. Proposed street names with an X mark have been denied.

Reviewed By: Harry P. Lee Date: 11/24/24

Add the following data to the Master Street List:
 Street Name: _____
 Address Range: _____
 F&R #: _____
 Community: _____
 ZIP: _____
 Location: _____

 Plat Approval Date: _____
 Plat Approved By: _____

Conceptual Stormwater Management Narrative

The Meadows Residential Subdivision

Preliminary Plat / Special Use Permit
Powells Point, NC
November 14, 2024

General

The Meadows is a planned residential development to be located on approximately 66 acres located on the north side of South Spot Road in Powells Point. The development will consist of a residential development with associated open space and utility and stormwater infrastructure.

Summary of Existing Conditions

The subject property is a 60-acre tract that is currently cut-over woodlands that have regrown over the past 15 years. There is a drainage-way known as the Tig-Ma-Tar ditch running through the southwest corner of the property from northwest to southeast. The Tig-Ma-Tar ditch eventually outlets to the Currituck Sound. There is a small pocket of wetlands located adjacent to the existing ditch.

There are three additional parcels that are part of the development property, as follows: two commercial lots that front on Caratoke Highway, and a 3.4-acre parcel that connects the 60-acre tract to the commercial frontage, which will provide direct access to US 158.

The property generally drains from northeast to southwest, toward the Tig-Ma-Tar ditch, from elevation 11' in the northeast corner to about 7 feet adjacent to the ditch.

Per the NRCS Soils Report, the soils in this area consist primarily of Dragston fine loamy sand and Portsmouth fine sandy loam, with small areas of Bojack and Conaby soils in a proposed open space area adjacent to South Spot Road. These soil conditions do not lend themselves to the installation of stormwater infiltration systems.

During the next stage of the development approval process, the drainage outlet will be modeled to ensure there are no negative impacts to the neighbors.

Summary of Proposed Conditions

As noted above, the in-situ soils do not readily support the installation of infiltration based stormwater management systems. Therefore, in order to meet Currituck County's Stormwater Management Ordinance requirements, a large wet pond is proposed. This pond will be sized in accordance with Currituck County Stormwater Ordinance requirements to mitigate peak flows / mitigate increases in downstream water surface elevations associated with the proposed development. Additionally, this pond will be oversized to mitigate the 100 year runoff such that hydraulic grade lines (HGL's) within the existing ditch are not raised. The pond will discharge via a control structure located near the existing ditch.

This project proposes to clean-out / re-grade this section of the existing ditch to improve its hydraulic characteristics and provide a consistent cross-section and slope within the ditch.

In order to establish drainage within the subdivision, the developed area will generally be filled 1' to 2' above existing grade. This will provide additional relief to allow surface drainage to be channeled into a proposed storm sewer system which will deliver runoff to the stormwater management pond via vegetative ditches or swales. A berm will also be provided between the developed area and the existing ditch and road so that all runoff from the developed property will be isolated from the ditch and will flow to the proposed pond system. Very preliminary grading is included in the preliminary plan set.

Engineering Design

Once the Preliminary plat is approved, the Engineer will build a drainage model of the proposed development and incorporate it into a model of the entire drainage basin draining to the existing outfall. The drainage model will demonstrate the interactions of the proposed system with the existing ditch system and will provide the basis for the sizing of the pond, sizing and layout of conveyances, and establishment of final grades throughout the development. This model / design will then be presented to Currituck County for review as is customary in the Construction Plan review phase of the subdivision approval process.

The Meadows Conservation Subdivision Attachment to Use Permit Application

Purpose:

The Meadows conservation subdivision proposes the division of approximately 66 acres into a conservation subdivision of 57 lots. The property is split-zoned, with the main tract of approximately 60 acres zoned SFM, 2 commercial lots that front on US 158 zoned GB, and a 43 acre connector parcel zoned AG. The connector parcel was acquired specifically to provide a direct connection between the development and Caratoke Highway.

25,000 square foot lots are proposed for detached single-family dwellings. 26.86 acres (over 40%) open space is being provided. Roadway and drainage improvements are proposed, along with waterlines and other public utilities.

Suggested Findings:

- A. The use will not endanger the public health or safety due to the following:
1. Stormwater management will be provided in excess of the requirements of the current Currituck County stormwater manual and the UDO and in accordance with NCDEQ regulations. The 100-year storm event will be modeled and stormwater management facilities will be provided in accordance with the model results.
 2. A licensed Soil Scientist has evaluated each of the 57 new lots for suitability for wastewater disposal and has provisionally approved each lot as being capable of properly treating domestic wastewater with properly filled and drained lots.
 3. The project is being designed in accordance with the NC Department of Energy, Mineral and Land Resources sedimentation & erosion control standards, and will therefore minimize erosion and will contain siltation on site.
 4. Potable water supply is being provided in accordance with NC Public Water Supply rules and will be modeled to demonstrate that fire flow and pressure is available to meet the fire code requirements for fire protection, while meeting maximum day domestic demand.
- B. Land to the north is developed as an industrial park. A wooded buffer is being left in place between the industrial uses and the proposed residential development. Land to the east and south is developed as residential. Vegetative buffers are proposed to the existing development to the east and south. Land to the west is currently undeveloped.

Home values are expected to be similar or to exceed those in nearby subdivisions. The use will not injure the value of adjoining or abutting lands, and will be in harmony with the surrounding area.

- C. The 2020 Land Use Plan (Imagine Currituck) classifies this area as a G-3 Mixed Use Center, suitable for medium to high density residential subdivisions with a suggested density of up to 2 dwelling units per acre for lots that are not served by central sewer. The proposed density is 0.85 lot per acre, less than half of the allowed density in G-3. The following policies of Imagine

Currituck appear to support the proposed request.

1. Land Use Goal: Encourage development to occur at densities appropriate for their location and consider factors, including but not limited to: environmentally suitable areas; suitable soils; adequate infrastructure; the type and capacity of sewage treatment available to the site; the adequacy of transportation facilities providing access to the site; and compatibility and proximity of the site to existing and planned County services.
2. Infrastructure Goals:
 - 1.2: Actions concerning infrastructure shall direct new development first to targeted growth areas, and
 - 4: Improve stormwater management and mitigation throughout the County by continuing to implement a watershed-based approach to stormwater management, and
 - 4.1: Support soil and stormwater projects to improve stormwater drainage and to mitigate flooding hazards.
3. Transportation Goal:
 - 2.1: New development shall construct pedestrian walkways and multi-use greenways that connect adjacent residential and commercial areas.
4. Environment Goal:
 - 1.1 Preserve coastal and non-coastal wetlands and riparian buffers for their natural resilience benefits.
5. Parks and Recreation Goals:
 - 2: Increase pedestrian and bicycle connectivity by expanding greenways, multi-use paths, and trails, and
 - 2.1: Continue to require new development to construct pedestrian walkways and multi-use greenways that connect to external adjacent residential, commercial, recreation, and open space areas.

D. Currituck County appears to have adequate public school facilities to serve the proposed subdivision.