

Engineering has reviewed the TRC submittal for the Masonboro Station Expansion project and offers the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface greater than 10,000 sf, therefore is subject to full stormwater review. Please submit the Stormwater Management Permit Applications, \$1000 Application processing fee, one full set of design plans, calculations, and any other supporting documentation to Engineering for review. Please also submit a digital copy of the entire submittal package. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times are approximately 25-30 days right now. Please factor this into your submittal.
2. Existing parking along Masonboro Sound Road must be removed. All existing gravel and timbers will need to be removed and right-of-way re-established and stabilized with vegetation.
3. This project will require public improvements. These improvements shall include a 5' sidewalk along the entire frontage of Masonboro Loop and Masonboro Sound Roads. The Engineering needs assure clear recovery separation requirements are met for pedestrian safety.
4. Existing driveways need to be improved to City Standard Commercial driveways. The existing driveways do not meet the technical standard for a maximum 62' EOP tie-in length and will also be required to support appropriate ADA sidewalk crossings.
5. On site Public Drainage Easement and/or maintenance requirements will be discussed at TRC.
6. Piped collection systems shall be designed for the 10-year storm event and analyzed for the 50-year storm event to check the system for flooding. Assign an appropriate tailwater from proposed wetpond for HGL analysis.
7. How are contours tying back to grade under proposed building from retaining wall? Is building elevated?
8. Additional proposed spot elevations, contours, & Building FFE will be needed for grading plan.
9. Roof Drains for proposed building and covered deck must be coordinated and diverted to SCM.
10. Wet pond must be designed to treat stormwater runoff from Newly Constructed impervious and meet all SA Water Classification criteria. Assure stormwater will be filtered through a minimum of 18" of sand while being directed over a vegetative filter or grassed swale prior to discharge from Wetpond.
11. Provide Pre-Post routing conditions for the two (2)-year, ten (10)-year, & twenty-five (25)-year storm events.
12. Provide Inlet drainage area maps with the analysis or within plan set. Please make sure each area is labeled and quantified.