

To: Clay Matthews and Dan Fisk
From: Gilbert Combs, Associate Planner; 910-341-4661
CC: File;
Date: 3/26/2019
Re: Creekside TRC Revision 1

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:

- Orient vicinity map to match the rest of the set
- Show lot widths fronting on E. Blackbeard Rd
- Overlay essential site improvements with tree survey
- Identify the protected trees (regulated/significant) coming out
- Provide a landscape plan with required street trees
- Will need to show tree protection fencing locations
- Tree preservation/removal permit will be required.
- In addition to showing % of impervious for the entire site, show % of impervious for the areas that are affected by the conservation resource regulations (individual and total)
- Extend proposed sidewalk along Masonboro Loop Road to property boundary
- Ensure waterline placement will not impact required street trees
- Add street trees to street cross sections
- Provide calculations showing average width for lots 12 and 14 comply with the definition of lot width. This can be provided in response letter.
 - Lot width: The distance between the side lot lines as measured at the rear of the required front yard, except for lots on the turning circle of cul-de-sacs which shall be at least eighty (80) percent of the required lot width and maintain an average lot width between the front and rear property lines of at least the minimum lot width for the zoning district in which the lots are located. The width between side lot lines at the foremost points (where they intersect with the street line) shall be at least eighty (80) percent of the required lot width, except on lots on the turning circle of cul-de-sacs.
- Provide proposed size of water and sewer
- Signage
 - Any proposed signage is permitted under a separate permit process and sign permit application. Please remove proposed signage from all relevant plan sheets.
 - Call (910) 254-0900 for sign regulation and permitting questions.

- 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.

SRB:

- Show compliance with SRB condition 14
- Add required waivers to plan set

Article 10 Exceptional Design:

- Provide narrative
- Calculate and show the amount of wetlands to be preserved
- Show how you are calculating points to exceed 25% impervious

Article 6 Division 3 Conservation Resource Regulations:

- Runoff from impervious surfaces must either be treated before runoff into conservation resource areas or redirected. Please work with stormwater and show compliance with [Sec 18-341.d.4]