

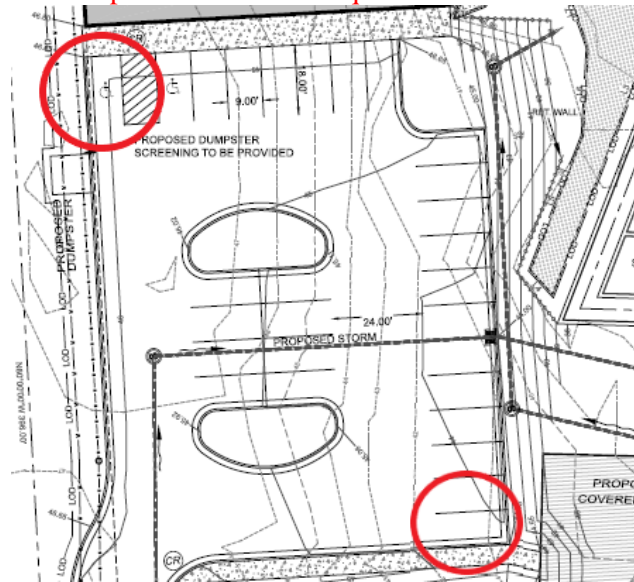
To: Adam Grady, Hanover Design Services
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 8/13/2019
Re: Masonboro Station Expansion

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:

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building (required and proposed)
 - **Comment: Conservation Resource (CR) setbacks are applicable from the wetland area. A setback of 50' is required from the CR. Improvements may be permitted to encroach into the conservation resource setbacks up to twenty-five (25) percent of the buildable area exclusive of other required setbacks provided the following conditions are met:**
 - i. All runoff from any impervious surface is infiltrated or otherwise treated so as to not impact the resource by using a stormwater treatment device designed to infiltrate runoff from the one-year 24-hour storm; or
 - ii. Where soils allow, pervious pavement is used with sub-base infiltration capacity designed to be equivalent to the required protection; or
 - iii. Any structure has a vegetated roof constructed in accordance with the state BMP manual;
 - iv. The encroachment at no point extends to within one-half (½) the distance to the edge of the resource.
 - **Comment: Please show proposed building setbacks.**
 - Building height
 - **Comment: Show proposed building height. For every foot of increased height of structures over twenty (20) feet, the developer shall provide additional interior side and rear yard setbacks at a 1:1 ratio where abutting a residential district. The proposed structure height is not shown on the plans.**
 - **Number of stories** and square feet per floor
 - Total amount and percent of impervious surface areas
 - **Comment: Show existing and proposed coverage for all structures and confirm the calculations do not exceed the 30% required for the CB district.**

- Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - Comment: No proposed use is shown to justify the parking calculations given on the site plan. Also, 9,600 gsf requires 23 spaces, site data table shows 24 required.
 - Will there be outdoor seating on the proposed covered deck? If so, please add the restaurant deck expansion area into the parking calculation.
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
 - Comment: Please provide a landscape plan showing site compliance with the Land Development Code.
 - Landscape islands will be required in the two areas shown below:



- Comment: The expansion qualifies for Tier II under the Table III requirements for Expansions to Existing Principal Structures or Uses (Sec. 18-510).
 - Comment: Verify the type of significant pine species shown on the tree removal chart. Loblolly Pines do not count as significant pine species.
 - Foundation plantings will be required around the new structure.
 - A buffer will be required along the property boundaries adjacent to residential zoning districts. How will a buffer be incorporated along the new access to the rear building?
 - Please try to incorporate tree preservation where possible by strategically locating parking islands.
- Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
 - Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
 - Comment: Dumpster is shown in the required side setback which is not permitted.
 - A portion of the parcel is located in the 0.2% SFHA. Please denote on the plans.

- A tree preservation/removal permit is required
- 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.