

To: Adam Grady, Hanover Design Services
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 3/5/2020
Re: Masonboro Station Expansion Rev. 2

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:

- Show scale on all pages.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Setbacks of Building
 - 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 from the CR.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
 - Comment: Please provide a landscape plan showing site compliance with the Land Development Code.
 - Please try to incorporate tree preservation where possible by strategically locating parking islands.
- Show bicycle parking calculation in the site data table.
- 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.