

To: Adam Grady, Hanover Design Services
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 9/14/2020
Re: Masonboro Station Expansion Rev. 3

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O’Mahony	Planning, Plan Review	Comments attached
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No further comments

Site Plan Comments:

- Sec. 18-60 (c) (15): Show a proposed landscape plan.
 - **Comment: Please provide a landscape plan showing site compliance with the Land Development Code.**
 - **Show foundation plantings calculations**
 - **Show streetyard calculations consistent with expansion Table III**
 - **Provide parking lot landscaping calculations**
 - **Provide significant tree removal calculations**
- 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.

Project Name: Masonboro Station Expansion
Reviewer: Eric Seidel, PE
Department: Engineering – Plan Review Section

Stormwater Management Permit Application Form:

- 1) IV. Project Information, Line Item #1: This needs to be the Total Property Area (2.72 ac).
- 2) IV. Project Information, Line Item #5: Put in Existing Impervious to Remain (Ex.Bldg, Parking Lot...ect.). Total the Existing to Remain added to Newly Constructed on Line #9.

Stormwater Calculations:

- 3) Provide Routing Design Summary Sheet with Orifice Size & Elevation, Secondary & Primary Weir Size & Elevation, Emergency Spillway, & Pond Contour Area / Elevations.

Plans:

- 4) C6 – Site Plan: Straighten out Sidewalk proposed at intersection of Masonboro Sound & Loop Road. 5' sidewalk meandering through trees looks good it's just the radius near the intersection that's a concern. Please provide a pedestrian access easement along the back edge of the sidewalk which leaves the public right of way and enters the site.
- 5) C7 – Add spot elevations along proposed 5' sidewalk, running along Masonboro Sound & Loop road frontage, showing sidewalk meets ADA longitudinal and Cross slope requirements.
- 6) C7 – What is the finished floor elevation for the proposed building? Additional spot elevations are needed in this area.
- 7) C7 – Consider adding the Pipe Data table to this sheet. Add 24" Bypass system to the storm table.
- 8) C7 - Please put 24" Stormwater Bypass in a Private Drainage Easement. Since this system is carrying public runoff the pipe must be HP Storm or RCP. The system will need to be video inspected and As-Built per public infrastructure requirements.
- 9) C7 – Assure 24" Stormwater Bypass system can be installed with retaining wall tie-backs and not undermining the existing building foundation. Increase line type width to match pipe – it is difficult to follow on the plans.
- 10) C7 – Add label directly to plans to show that proposed building roof drains are to be tied into ST-6.
- 11) P1 - Please consider adding stairs, ramp, or extended rip rap at spillway to allow for wildlife to safely exit retaining wall area within wetpond. There have several cases of wildlife being trapped, in similar designs, and we are working on updating our technical standards to address the issue. The most recent approval used a Wildlife Escape Ramp by Rainmaker Wildlife or approved equal to meet this request.
- 12) P1 – Per 15A NCAC 02H.1019 Coastal Counties (7)(c) (iii) orifice drawdown from all Wet Ponds need to be filtered through a minimum of 18" of sand. It has been determined the vegetative swale does not meet this requirement. Consider taking the orifice offline to a sand filter prior to discharging to the swale. Please call if you would like to discuss other treatment alternatives.
- 13) EC-1: Provide Rip-Rap at the end of Riser Outfall pipe.

Masonboro Station Expansion Site Plan Version 3

Please address the following:

The type of Building Construction according to the International Building Code must be present on the plans. (Preferably the site data table)



DATE: 08.25.2020

TO: ProTrak

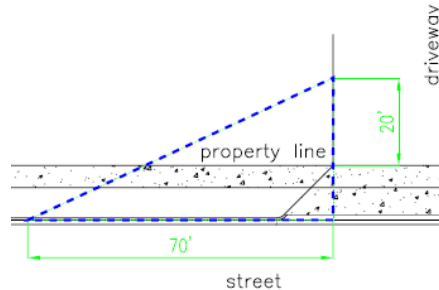
FROM: Mitesh Baxi
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■ **MASONBORO STATION EXPANSION [TRC Plan Review #3]**

TECHNICAL STANDARDS:

1. Show the directional arrows pavement markings for the driveways.
2. Show and apply the City's 20'x70' sight distance triangle at each driveway, as per below image. A distance of twenty (20) feet must be along the side of said driveway at the property line. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].



Please let me know if you have any questions.