

Good morning, everyone,

Below are updated responses (**IN BLUE**) to comments received from the TRC meeting for our family project on East Coast Lane. Updated Plans are attached

Town of Shallotte Planning

1. Stormwater facility needs to be adjusted so as not to extend into required street buffer.
 - a. **The stormwater pond lines have been moved out of the street buffer as required.**
2. Please include the results of the required tree survey in accordance with UDO Section 17-4.
 - a. **There is a note shown on the revised Site Plan stating that no heritage trees exist on site.**
3. Please provide copies of all approved state issued permits, including NCDEQ & NCDOT permits.
 - a. **NCDEQ E&S permit is attached. NCDEQ SW permit is still under review.**
4. Please note, once issued, the SUP is for the warehouse use listed on the submitted plans. Each unit occupant must obtain a use permit for each individual use. Any use requiring a special use permit under the Town's UDO must obtain a separate SUP.
 - a. **Owner Acknowledgement.**

Stormwater

1. No Town stormwater comments at this time.
 - a. **See attached stormwater calcs and plan for submittal to Town for their review.**

Zoning

1. Sewer assessment fees are based on Commercial (retail) use. If the use is different, please let me know and I will adjust the fee schedule.
 - a. **This has been determined a office/warehouse use. Debra White has provided sewer fees based on current plans.**
2. Must complete Zoning permit application and all fees must be paid prior to zoning permit approval.
 - a. **Our building contractor, Smithson, will complete zoning permit application and pay all permit fees.**
3. Sign permit will be reviewed and issued separately.
 - a. **No free-standing sign is proposed at this time. All signs will be attached to building.**

Zoning/Utilities

1. Page 1 Site Plan under "Development Notes: #2 - Public Water is to be installed by Brunswick County, instead Town of Shallotte.
 - a. **Corrected on updated Site Plan.**
2. If these are to be rental units, to avoid the property owner being responsible for sewer bills, we recommend each unit to be separately metered for water. Sewer fees are measured by water meters.

- a. **Utility plans have been updated to show individual sewer meters per rental unit.**
- 3. Detailed utility plans must be submitted to the town engineer (dbowman@atmc.net) for his comments.
 - a. **Utility plans have been provided (See attached). Sewer plans and documents have been provided to David Bowman, PE. Water to be permitted through Brunswick County.**
- 4. All sewer must be permitted by the state prior to construction of sewer lines, lift-stations, etc.
 - a. **Sewer PS design provided with permit docs for review and execution from Town. Once Town executes then they may be submitted to NCDEQ for final approval.**
- 5. You must have an "Authorization to Construct" letter from the state prior to beginning any digging or installing of sewer lines, pumps, lift-stations, etc.
 - a. **Sewer ATC will come from NCDEQ (pending)**
- 6. A final for the state permits will be required prior to Final Plat or any sewer connections.
 - a. **Owner Acknowledgement**
- 7. Correct As-built in CAD form need to be submitted to the Town's engineer prior to c/o.
 - a. **Coastal Geomatics will perform as built surveys as required.**
- 8. Any damage to pavement, concrete, etc. due to removing/replacing sewer tank or lines will not be the responsibility of the town.
 - a. **Owner acknowledgment.**
- 9. Landscape cannot block access sewer meter and lines or lift station(s).
 - a. **Landscape areas will not block access as required.**

Brunswick County Utilities

1. Brunswick County Utilities did not submit comments to TRC.
William L. Pinnix, P.E. - Director of Engineering, Brunswick County - Office: 910.253.2408 - Cell: 910.409.2557 - Fax: 910.253.2704 - william.pinnix@brunswickcountync.gov

Shallotte FD

1. The Brunswick County Fire Code Official will determine a project's compliance with the fire code.
2. Coordinate witnessed fire flow verification with the Brunswick County Fire Marshal's Office
 - a. **Application paid to Brunswick County Permitting. Brunswick County Utilities to perform test and provide info to project engineer.**

Brunswick County Plan Review (Fire Inspection & Floodplain)

1. Fire Apparatus Road across front of building exceeds 150 feet without an approved turnaround.
 - a. **Site Plan revised to add 24-foot access.**
2. Fire flow will need to meet Table B105.1 of The Brunswick County Fire Prevention Ordinance depending on square footage and building construction type. Minimum is 1,500 GPM.
 - a. **Fire Flow will reveal if 1500GPM is available at the hydrant.**
3. Fire development permit will be needed for the site by applying for Fire Application through BCMS portal with Brunswick County.

- a. **Fire Development Permit obtained. Fee has been paid. Awaiting test results (see attached email).**
4. Note - There are some uses that could potentially add a sprinkler system to the building if no fire separation would be wood working or A-2 occupancies like restaurants, high piled storage, etc. So please be aware of any occupancies or uses that might involve trigger fire protection requirements.
 - a. **We can designate the building as Mercantile (Primary) and Business (Secondary) on the Appendix B of the plans. This will not require any extra layers of drywall in partitions and will allow for "normal" (retail/offices) tenants, or a small restaurant with less than 50 seats. We will manage warehouse storage height by tenants through leasing agreements and otherwise avoid uses that may require sprinkler systems.**

Brunswick County 911 Communications Recommendations and notes:

1. No comment from 911.

Brunswick County Floodplain Administration

1. No floodplain comments.

Brunswick County Building Inspections Plan Review

1. No comment from County Code Department.
 - a. **Aaron Norton, PE (Smithson) will coordinate all building permits with Brunswick County.**

NCDOT

1. DOT has not submitted comments at this time.

Shallotte Public Utilities

Site Specific Notes

1. Sheet 1+Site Plan -- Planed uses as it relates to sewer utility. **See Revised Utility Plans**
2. Sheet C2, Utilities – Add location for 2” stainless tee and ball valve on opposite side of East Coast from left hand side facing of Outparcel #1 for future service. **See Revised Utility Plans**
3. Sheet C3, Utilities – Remove note calling out Barnes pump system. **See Revised Utility Plans**
4. Sheet C3, Utilities – Add location for 2” stainless tee and ball valve on opposite side of East Coast from left hand side facing of Outparcel #1 for future service. **See Revised Utility Plans**

It's our understanding that the Town of Shallotte will install the pump station for this project.