

Report Requirements

Master Plan

Final Review

Updates to the Previous Submission	
Updates	<p>Applicants should provide any updates to the following items and address how the Final Master Plan has addressed the Commission's earlier comments:</p> <ul style="list-style-type: none"> ✓ Outreach and coordination ✓ Proposed development/land use plan ✓ Phasing and implementation ✓ Design Guidelines ✓ Tree Preservation and Replacement Plan ✓ Streetscape and landscape plan ✓ Sustainable design plan ✓ Perimeter security plan ✓ Parking and circulation plan
Environmental and Historical Considerations (may be cross-referenced with NEPA/NHPA documentation)	
Historic Preservation	Provide any updates to the previously submitted information regarding historic resources within the Area of Potential Effect, and any potential impacts. Describe the project's approach to addressing the resource (e.g., avoidance, rehabilitation, preservation, restoration, or demolition).
Natural Resources	Describe natural resources on or near the project area, and the project's anticipated effect on these natural resources such as wetlands and waters, endangered and threatened species, unique or critical habitat, ecosystems, trees, old growth forests, migratory birds, etc. Describe the project's strategies for minimizing/avoiding impacts to these resources.
Tree Preservation and Replacement Plan	Refine the Tree Preservation and Replacement Plan based on a more developed master plan. Provide any updated information requested with the draft master plan and describe any changes to the previously provided information.
Forest Management Plan	When reforestation or afforestation is required as a result of forest clearing, provide a forest management plan prepared by a licensed forester. The forest management plan must describe the initial planting procedures and the year-by-year maintenance procedures that will be implemented for a minimum of five years following the initial forest planting to ensure the forest's successful establishment, preservation, and longevity.
Public Realm and Viewsheds	<p>Based on a more developed master plan, provide an updated description of the project's effect on the public realm in the project area, including:</p> <ul style="list-style-type: none"> ✓ The addition or removal of trees ✓ Impacts on viewsheds ✓ Changes in light and shadow ✓ Addition of perimeter security features and antennas
Flooding	<p>Describe any changes to previously provided information, changes to the action since the preliminary review and steps taken to address issues raised by the Commission.</p> <p>Describe the applicant's floodplain management compliance achieved to date. Note: For federal applicants, this refers to compliance with NEPA and/or their own agency floodplain guidance. For other applicants this refers to NCPC's NEPA requirements and floodplain guidance.</p>

Stormwater Management Plan	<p>Provide the following:</p> <ul style="list-style-type: none">✔ A stormwater management narrative explaining how the master plan complies with all applicable federal (1.7" of rain per Section 438 of the Energy, Independence and Security Act), state, and local requirements (varied based on jurisdiction).✔ General calculations including required and provided volume.✔ Description/illustration of the reduction in impervious area.✔ Description of low impact development strategies, including capacity and size.
Equity Considerations	
Equity Impacts	<p>Provide any updates to the previously submitted information regarding equity considerations and steps taken to address issues raised by the Commission.</p>
Community Engagement	<p>Describe any engagement with underserved communities since Draft Plan Review, and how the plan has changed to address negative outcomes identified that could result from the proposal. Describe any plans for ongoing engagement.</p>