

To: Charlie Cazier, Intracoastal Engineering, PLLC.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 11/16/2017
Re: Intracoastal Internal Medicine

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:
 - Number of units within the office building
 - Building height (specific figure not just maximum, 20' shown on the façade calculation)
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Show bicycle parking compliance. 5bicycle spaces needed.
- 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.
- Recommended to connect sidewalk on front of building from handicap entrance to front door
- Parking submitted over the maximum allowable (5 spaces over)
 - An applicant may apply to the technical review committee or appropriate reviewing body for up to twenty-five (25) percent of parking over the maximum provided that the following conditions are met:
 - All parking in excess of essential site improvements meets the above conditions. (12 spaces per this proposal)
 - The applicant requesting the additional parking above the maximum submits information that justifies the number of parking spaces being proposed, including estimates of parking demand based on recommendations of the Institute of Traffic Engineers and/or other reliable data. The information shall document the source of data used to develop the recommendation.
 - The applicant demonstrates that no other parking alternatives exist, including shared parking opportunities with neighboring properties.
- 1 loading space required (18-527)

- Street Yard Landscaping (18-477)
 - $425.58 \text{ ft.} - 24 \text{ ft. driveway} = 401.58 \text{ ft.} \times 25 = 10,039.5 \text{ SF}$. Need to add 9.5SF to the proposed 10,030 SF
- Perimeter Landscaping (18-482) Required on the southern property bounds adjacent to the parking lot.
- Foundation Plantings(18-490) Please distinguish between the 2 “east” façade labels (make the second label “south”)
- 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.