

To: Charlie Cazier, Intracoastal Engineering, PLLC.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 12/21/2017
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:

- Update address to 2580 Pickard Road
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Label bicycle parking area
- Note the difference in height between site data table and façade calculation per email conversations
- Height of screening for dumpster only shown at 6 feet, required 8 feet per 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.
- Submit justification for parking over maximum
 - *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.*
 - Allowed to ask for up to 25% over maximum= 12 additional spaces, brings the maximum to 56 if justified by applicant
- Parking in excess of essential site improvements must be pervious and/or runoff from additional parking area is managed by at least one (1) of the following techniques (refer to: NCDENR Best Management Practices Manual for design criteria): bioretention area; filter strip; sand filter; and or grassed swales.
 - Essential site improvement for parking is calculated at 38 spaces,
 - 50 provided minus 38 essential site=12 must be pervious and/or managed runoff
- Perimeter Landscaping (18-482) Required on the southern property bounds adjacent to the parking lot.
- A tree preservation/removal permit is required
 - Awaiting landscaping plan before processing tree removal permit

- 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.