

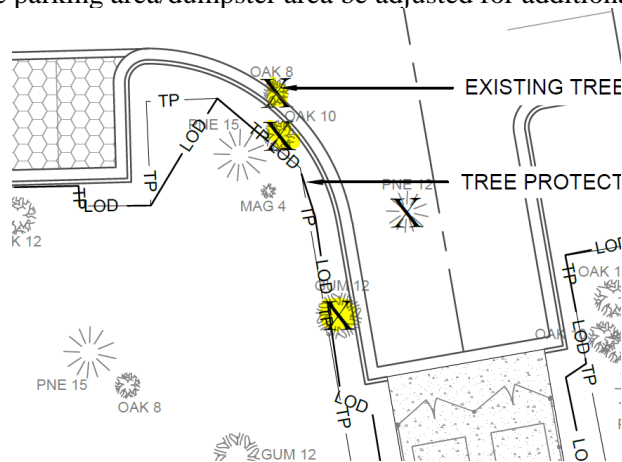
To: Jim Cirello, RLA & Andrew Richards, PE
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 12/13/2021
Re: Smile Straight Ortho TRC Rev. 1

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	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O’Mahony- Planning

- Please remove CFPUA details sheet from City submittals.
- Parking in excess of essential site improvements as defined in Article 15 up to the maximum may be allowed with the options listed:
 - (1) Pervious paving materials used only on sites where soils are suitable for infiltration; and/or
 - (2) 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.
 - 11 spaces required to be pervious based on the current site design.
- Can the parking area/dumpster area be adjusted for additional tree save?



- Break out foundation plantings in landscaping table by east facing wall and the south facing wall. Provide calculations for each and show amount provided to ensure compliance.
- In plant schedule, the minimum planting size should be noted at 2"-2.5" caliper at time of planting. Shrubs shall be noted as a minimum planting height of 12" unless otherwise required by code.

Project Name: Smile Straight Orthodontics

Pre-TRC Date: 12/06/2021

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Sheet C-4.0: Update pervious concrete cross section detail to show base course as washed #57 or stone size meeting MDC porosity requirements.
2. Provide saw cut and pavement repair limits, within Cinema Drive, for the installation of Storm drain piping and manhole. Provide City Standard Detail SD 1-05.
3. Please forward offsite DEQ Stormwater permit to City Engineering once received.
4. No Further Comments.

Project Name: **Smile Straight Orthodontics**

Formal TRC Date: DEC 16, 2021

Reviewer Name: Chris Walker

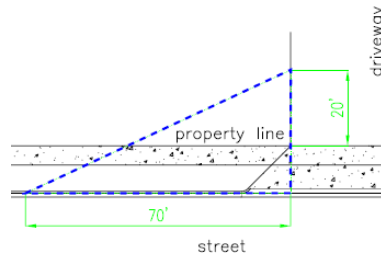
Reviewer Department/Division: Fire

No comments from FIRE

Project Name: **SMILE STRAIGHT ORTHODONTICS**
Formal TRC Date: **12.16.2021**
Reviewer Name: **Mitesh Baxi**
Reviewer Department/Division: **PDT/Traffic Engineering**

TECHNICAL STANDARDS/LDC:

1. Show and apply the City's 20'x70' sight distance triangle at driveway as per an image below. [\[Sec.18-529\(c\) \(3\) CofW LDC\]](#) [\[Sec. 18-812 CofW LDC\]](#). [\[Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance\]](#) [\[Sec. 18-693 CofW Updated LDC\]](#).



TECHNICAL STANDARDS – PARKING:

2. Please verify if the curb height of the perpendicular parking spaces is not more than 4" to allowance for a 2.5' vehicle overhang and vehicle damage [\[CofWTSSM\]](#). Alternatively, install wheel stops.
3. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#).

GENERAL NOTES TO ADD TO THE PLAN:

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **SMILE STRAIGHT ORTHODONICS**

TRC Date: **12.16.2021**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site plans have proposed a Medical Dental Office with 35' height and a 5, 000 SF building footprint. Please confirm the number of floors for this office.
2. The applicant supplied estimated trip generation numbers appear to be based upon 1 floor. If the project will have additional/ future floors, the estimated trip generation numbers will need to be revised.
3. If the total net trips in the AM Peak Hour and PM Peak Hour exceed 100 new trips, a TIA may be required.

Please let me know if you have any questions regarding the comments.