



Nice Matters!

**Emerald Isle
Planning and Inspections**

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Town Planner

Josh Edmondson
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August 3, 2016

Bryan Fagundus
ARK Consulting Group, PLLC
3280 Charles Blvd. Suite B
Greenville NC 27858

RE: TRC Comments from August 3, 2016 meeting concerning Egrets Landing Shopping Center

Mr. Fagundus,

Thank you for your attendance and cooperativeness in the meeting this morning. Overall, the items we discussed should be very easy corrections and in most cases just providing additional information or comment.

The following are comments from Town Planning Staff:

Stormwater Comments

- Provide information showing the bottom of the infiltration device will be a minimum of 2 ft. above the seasonal high water table
- Volume in excess of the treatment volume, as determined from the design storm, shall bypass the device
- Volume in excess of the treatment volume, as determined from the design storm, shall be evenly distributed across a minimum 30 feet long vegetated filet strip
- The storage volume must completely draw down to the seasonally high water table under seasonally high water conditions within 5 days

Site Plan Comments

- Submit lighting plan
- Submit color swatches for exterior building colors

The following are comments from the Police Dept:

- Ensure landscaping and plantings in the truck delivery turn in and back area do not affect visibility for the truck and through traffic

The following are comments from the Fire Dept:

- Ensure through access of the site during construction
- For convenience and logistic purposes see about moving the riser room to the south east corner of the building
- Move hydrant on outparcel to the west by 60 feet
- The riser room final placement will determine a couple of other potential feature moves like the backflow device
- Assign the truck turn in and back up area as a fire lane
- Show the asphalt as standard duty along the travel ways

The following are comments from Bogue Banks Water Corporation:

- Will need a point of service valve in front of back flow
- Will need 10 ft. easements for water lines from hydrants back to the right of way at Emerald Landing Dr.
- If these are, considered hydrant extensions no State permit will be required

Once you have made the correct changes or addressed the issues resubmit 12 copies of the site plan and a response to the above comments. It has been a pleasure to work with you thus far on the project and please contact me if I can assist you in any way.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Edmondson". The signature is fluid and cursive, with the first name "Josh" being more prominent.

Josh Edmondson, CZO
Town Planner
Emerald Isle

Cc: Frank Rusk, Town Manager
Austin Williams, Crosland Southeast
Jeff Water, Police Chief
Billy Mathias, Fire Inspector
Donnie Askew, Assistant Fire Chief
Seola Hill, Bogue Banks Water
John Freshwater, Civil Engineer