



ENGINEERS

SURVEYORS

PLANNERS

April 18, 2013

M&C 04853-0015 (40)

Dawn Snotherly  
Associate Planner  
City of Wilmington  
102 North Third Street,  
Wilmington, NC 28402-1810

RE: Technical Review Committee Comments

Dear Ms. Snotherly:

In response to TRC comments discussed at the March 14<sup>th</sup>, 2013 TRC meeting, in regard to the New Hanover Regional Medical Center and Hospitality House, we offer the following responses to staff review comments:

*City of Wilmington Fire Department – Chris Elrod*

1. Fire Hydrants cannot be further than 8' from the curb.  
*Fire Protection Notes, Note #4, plan sheet CR-001.*
2. Parking and Landscaping cannot block Fire Hydrants or FDC's.  
*Fire Protection Notes, Note #3, plan sheet CR-001.*
3. FDC's can be no further than 40' from Fire Department Vehicle Placement.  
*Fire Protection Notes, Note #2, plan sheet CR-001.*
4. FDC's can be no further than 150' from a Fire Hydrant.  
*Fire Protection Notes, Note #1, plan sheet CR-001.*
5. All weather access road must be maintained around construction site at all times.  
*Please reference plan sheet CR-001. Note #9 was added under the Fire Protection Notes to address this comment.*
6. New Hydrants must be brought into service prior to combustible materials being delivered to the job site.  
*Fire Protection Notes, Note #6, plan sheet CR-001.*

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Wilmington, NC 28401

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7. Type of Construction of Building according to the International Building Code must be present on the plans.

*Please reference the Site Data Table on plan sheet CS-101 for this information.*

8. Hydrants shall be of sufficient numbers to accommodate base fire flow requirements of structure.

*Respectfully noted.*

9. In addition to the standard comments, additional fire protection and accessibility requirements may be required due to any special circumstances concerning the project.

*Respectfully Noted.*

10. Private Underground Fire Lines require a separate underground fire line permit from the Wilmington Fire and Life Safety Division 910-343-3917.

*Fire Protection Notes, Note #8, plan sheet CR-001.*

**Transportation Planning Department – Bill McDow**

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**BASE INFORMATION:**

Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

*Please reference plan sheet CS-101 for the inclusion of applicable information.*

**TRAFFIC IMPACT:**

- A Traffic Impact Analysis (TIA) has been scoped; the WMPO is awaiting submission of the TIA document. Please contact Tara Murphy at 341.4661 or Tara.Murphy@WilmingtonNC.gov with any questions.

**TECHNICAL STANDARDS:**

1. Show the existing sidewalk and wheelchair ramps along Physicians Dr. (both sides) on the plan and distinguish between the existing and proposed sections.

*Please reference plan sheet CS-101 for the inclusion of this information. Sidewalks and wheelchair ramps have been labeled "existing" and "proposed" for distinguishing between the two.*

2. Provide dimensions for existing and proposed sidewalks and handicap ramps, and provide a detail.

*Please reference plan sheet CS-101 for dimensioning of the existing and proposed sidewalks and handicap ramps. A detail is available on detail sheet CS-501.*

3. Existing wheelchair ramps shall be brought up to current ADA standards.

*Please reference plan sheet CR-001, City of Wilmington Standard Notes, Note #6, in reference to this comment.*

4. Show all lane use, pavement markings, (including parking) and signage in front of site. Show all driveways for neighboring properties and properties across the street from the site. [Sec. 18-529(b)(2) CofW LDC]

*Please reference plan sheet CS-101 for the inclusion of this information.*

5. Show proposed driveway centerline elevations for each driveway at the curb, at the back of driveway apron, and at points at 26' and 52' behind the property line. [Chapter VII, C(1)(a)(2)12 CofWTSSM.

*Please reference plan sheet CG-101. Elevations have been labeled.*

6. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]

*Please reference plan sheet CS-101. Dimensions concerning the driveway widths and tapers have been added to the plan.*

7. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] The tree labeled as 20PT appears to be in the Sight Distance Triangle. Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]

*Please reference plan sheet (s) CS-101 and CL-101 for the inclusion of Sight Distance Triangles and plan sheet CR-001, Construction Notes, Note #10 for the pertinent verbiage concerning this comment.*

8. Dimension all parking lot radii, drive aisles, parking spaces, and sidewalks. The minimum radius is 25' for delivery, pick-up, and emergency vehicle access routes. A reduction to 15' where only car traffic is expected is allowable on request, in writing (email is acceptable).

*Please reference plan sheet CS-101 for dimensioning. As discussed previously with the Transportation Planning Department and based off of the detail provided to us, a radius of 15' was utilized where only car traffic is expected. The radius was increased to 22' with an effective radius of 25' where emergency vehicles, delivery or pick-up was anticipated. An email will follow this submittal requesting the previously discussed reductions.*

9. Ensure proposed vegetation in required landscaped areas within vehicular areas does not interfere with opening of vehicle doors.

*Respectfully noted.*

10. Wheel stops are required at the parking spaces west of the Hospitality House near the "V" in the sidewalk to prevent vehicle overhang. The pinch point between the two parking areas appears to only be 4' wide and cannot be reduced by vehicle overhang. [Chapter VII, Detail SD 15-13 CofWTSSM]

*Please reference plan sheet CS101 for the addition of wheel stops at this location.*

11. Sign and mark the single lane drop-off area as one-way.

*Please reference plan sheet CS-101 for the inclusion of this information.*

12. Show handicapped parking signs. They must be at least 2.5' from the parking space to avoid being hit by vehicles.

*Please reference plan sheet CS-101 for the inclusion of this information.*

13. At two of the proposed driveways, there is a conflict with existing street lights. Please address this issue.

*Please reference plan sheet(s) CX101 and CD101 where this issue has been addressed.*

14. The driveway at Flint Dr. is not properly aligned with Flint Dr. With the grade on the driveway, proper alignment is preferred. If proper alignment cannot be achieved, the driveway could possibly be revised to one-way operation. The grade may make it easier to design it as one-way out. The addition of the driveway at the intersection will require that Flint Dr. be marked with a Stop Bar and 30' of double yellow centerline. If the driveway is proposed as an egress, a stop sign will be required for the driveway.

*The driveway was relocated to align with Flint Drive. This location/alignment will require an easement from the City of Wilmington to allow the driveway to encroach on the adjacent tract.*

15. Curb & Gutter along Physicians drive should be City Standard 24". Verify this and revise the detail as necessary. Provide a note for the proposed curb & gutter to match the existing.

*Please reference plan sheet(s) CS-101 and CS-501 for this revision.*

16. Label Flint Dr. on the plans.

*Flint Drive has been labeled on every applicable plan sheet.*

17. Please change the hatch scale of the pavement types to make the site plan easier to read.

*The hatch scale of the pavement types has been modified.*

## REVISIONS TO NOTES ON THE PLAN

### Sheet CR-001 Notes and CG-101

18. Revise Demolition notes #16 by eliminating the sentence "CAPE FEAR COMMUNITY COLLEGE SIGNS LOCATED IN THE RIGHT- OF- WAY SHALL BE REMOVED AND RETURNED TO OWNER IN GOOD CONDITION"

*Revised as requested.*

19. Place the bicycle parking information within the Parking Calculation Table.

*Please reference the Site Data Table on plan sheet CS-101, which includes the bicycle parking information.*

Parking Facility Design Notes:

20. Revise #3 to: A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases, an entire resurfacing of the area being open cut may be required.

*Revised as requested.*

21. Revise Note #4 to: Wheel stops shall not exceed 4" in height and shall be placed 2.5' from the end of the stall.

*Revised as requested.*

22. Revise Note #7 to: All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with City and/or MUTCD standards.

*Revised as requested.*

City of Wilmington Standard Notes:

23. Note #4 may be removed

*Revised as requested.*

24. Revise Note #5 to: All traffic control signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.

*Revised as requested.*

25. Revise Note #6 to: Any broken or missing sidewalk panels, driveway apron panels, and curb & gutter sections shall be replaced.

*Revised as requested.*

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26. Revise Note #7 to: Contact Traffic Engineering at 341-7888 to discuss street lighting options.

*Revised as requested.*

27. Note #10 may be removed

*Revised as requested.*

28. Add the following note: A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Transportation Planning and Traffic Engineering Divisions for review and approval prior to the recording of the final plat.

*Please reference CR-001 for the inclusion of Note #11, City of Wilmington Standard Notes, which addresses this comment.*

#### **MISCELLANEOUS:**

1. Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

*Respectfully noted.*

2. Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

*Respectfully noted.*

#### **City of Wilmington – Angela Faison**

1. Site Inventory Information: Please submit the Site Inventory application signed by the owner.

*This was submitted with the original TRC submittal package to Dawn Snotherly.*

2. Use landscape islands for bioretention, if soil permits.

*Respectfully noted.*

3. This project is located in the Greenfield Lake Watershed. Any new development design that goes beyond minimum stormwater regulations has a measurable positive impact on the Creek's water quality. Some of the design alternatives include:

- a. Direct sidewalk runoff to adjacent vegetation to capture, infiltrate, and treat runoff
  - b. Considering reducing the width of the interior drive aisle by designing one-way driveways throughout the development where feasible and reducing parking to the minimum required. By doing so may:
    - i. provide opportunities to save more trees.
    - ii. allow stormwater facilities to be downsized
4. Consider:
- a. Configuring parking islands to save additional trees and tree clusters where possible.
  - b. Designating tree save areas
- Respectfully noted.*
5. Please consider providing Low Impact Development design, such as:
- a. Replacing existing impervious parking, walkways, sidewalks and Driveways with “pervious pavement”
  - b. Disconnecting roof drains
  - c. Utilizing native and drought tolerant vegetation for landscaping for the site
  - d. Retain more trees targeted for removal
- Respectfully noted.*

**CFPUA Review Comments– Bernice S. Johnson**

A CFPUA “Commercial Plan Review/Utility Extension Review” application and two sets of the utility plans and details are to be submitted to 235 Government Center Drive, Wilmington, NC 28403 to the attention of Lorraine Furr for any project with a new commercial service or main extension. A commercial application form is attached and available on line at [www.cfpua.org](http://www.cfpua.org) along with the CFPUA construction details and specifications. When your application is submitted it will be assigned to someone on the Development Services staff to review and provide comments.

*The CFPUA Commercial Plan Review / Utility Extension Review application will be submitted independently of this response letter.*

TRC Comments are preliminary comments only. Final comments will be given during CFPUA Commercial Plan Review process.

- At this time capacity is available at the pump station. Capacity is also dependent on the analysis of the pipe collection system (gravity and force mains).

*Water and Sewer Calculations will be submitted in conjunction with the submittal to CFPUA for the above mentioned permit.*

- A capacity determination can be provided upon submittal of the NC DWQ FTA/FTSE Application Form and a Preliminary Plan, this determination does not guarantee capacity.

*Respectfully noted.*

- Capacity is issued to projects on a first come, first serve basis, when capacity is available, the plans meet Authority requirements, and the NC DWQ FTA/FTSE forms are signed by the Authority.

*Respectfully noted.*

**Preliminary Comments:**

1. The site plan drawings shall be drawn on a standard sheet size of twenty-four (24) by thirty-six (36) inches.

*Respectfully noted. Twenty-four by thirty-six inch plans will be submitted to CFPUA as part of the permit submittal.*

2. CFPUA details sheets must be sealed by the Engineer.

*Noted. Please reference plan sheet(s) CU-501, CU-502, CU-503, CU-504, CU-505 and CU-506 for the inclusion of CFPUA standard detail sheets. All plan sheets are sealed by the Engineer.*

3. Please do not removed details that do not apply to project; please mark these details with an "X".

*Noted. Please reference plan sheet(s) CU-501, CU-502, CU-503, CU-504, CU-505 and CU-506 for inclusion of the above mentioned format.*

4. At the time of the pre-construction meeting, details must be at an appropriate size that contractor can read and understand.

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*Respectfully noted.*

5. CFPUA does not allow 3" water taps.

*Please reference plan sheet CU-101, which now shows the 4-inch water tap that is being requested for this project.*

6. Are the taps for future water connections being made with this phase?

*As previously discussed with CFPUA Staff, the "future" water connections will be metered by the proposed 4" master water meter and are shown on the plans with a 2" blow off at the termination.*

7. Sewer taps will need to be made on the Physician's Drive sewer main. CFPUA Operations is considering abandoning the main in the rear.

*Please reference plan sheet CU-101 for the relocation of the sewer line.*

**Planning review comments City of Wilmington – Dawn M. Snoterly**

Please list the address in the title block on the right-hand edge of each plan sheet.

*Each plan sheet has been updated for this modification.*

Please submit the reciprocal use agreement for the existing parking that is to remain on the site.

*Attached with this response letter is a copy of the reciprocal use agreement.*

Please be consistent in the name of the facility, on the site plan application and individual plan sheets, its referred to as Cardiology Center, the cover sheet refers to Cardiology Clinic.

*Noted. This modification has been made.*

The property lines on the development plans do not appear to be the same as the Topographic/Existing Conditions Survey by C. Ryan Davenport. Please delineate the property boundary for the entire site on each plan sheet.

*Noted. This modification has been made.*

**Topographic/Existing Conditions Survey by C. Ryan Davenport**

- Please provide a legend for the tree inventory;

*Please reference plan sheet CX-101 for the inclusion of tree inventory in the legend.*

- General notes-note #8. The zoning of the property is O&I-1, Office and Institutional-1 district;

*Revised as requested.*

- The topographic lines are very faint and difficult to read, please darken the lines;

*Revised as requested.*

### **Sheet CR-001**

- Tree Protection Notes:

- Note #7. The correct LDC section reference for retention of trees in the streetyard is 18-456(d);

*Revised as requested.*

- City of Wilmington Standard Notes:

- Omit note #4, the developer is now responsible for the installation of traffic and street name signs;

*Revised as requested.*

- Additional Treatments:

- Please revise the last sentence to read..."trash disposal receptacles shall be screened in accordance with the city of Wilmington Land Development Code screening requirements.";

*Revised as requested.*

### **Sheet CX-101**

Please include information on all adjacent properties across Physicians Drive from the site;

*Please reference plan sheet CX-101 for the inclusion of adjacent property owner information.*

- Adjacent information must include the zoning and land use for each adjacent property

*Revised as requested. Please reference plan sheet CX-101 for this information.*

- Survey Notes:
  - Please revise the note “The platted tract does not appear to be in a flood hazard zone.” According to the surveyor’s information it is not and he references the correct flood insurance rate map community panel # 37203126000J, dated 4/6/2006;

*Revised as requested.*

- General Notes
  - Note #2 - The site is zoned O&I-1. Remove the notes regarding the adjacent properties as that will be provided with the individual adjacent property information;
  - Note #13 - There appears to be discrepancies with the size of the site, site plan application, site data table and even the survey notes on this plan sheet lists 8.07 acres. Please verify and provide correct information;

*Revised as requested.*

*Information on the plans was updated to include the entire site, 8.24 acres.*

### Sheet CS-101

- Site Data Table:
  - Please list the proposed setbacks for each structure, I measured the following:
    - Hospitality House - front- 95’, side-22’
    - Cardiology Center - front- 155’, side 132’ and 197’, rear-268’
  - The zoning of the site is O&I-1, Office and Institutional-1;
  - Please verify the total acreage of the site, use only that figure; omit the total acreage within the project boundaries (onsite), the entire property is the project boundary;

*Revised as requested.*

*Revised as requested.*

*Revised as requested.*

- What does the number of units represent;

*The number of units represents the number of available rooms for persons/families requiring lodging at the Hospitality House. This facility is a 24-room facility.*

- List the required building height for the zoning district;

*Reference plan sheet CS-101, Site Data Table, for the inclusion of required building heights based on zoning districts.*

- List the number of stories, footprint and building height for each building;

*Reference plan sheet CS-101, Site Data Table, for the inclusion of the requested information.*

- Impervious Area:

- Is the existing parking that is proposed to remain on the site included in the impervious surface data;

*Please reference plan sheet CS-101, Site Data Table, which has been updated to include the existing parking in the impervious calculations.*

- Is the “donation brick” for the future meditation garden included in the impervious surface data;

*Please reference plan sheet CS-101, Site Data Table, which has been updated to include the “donation brick” in the impervious calculations.*

- What is the proposed surface of the fenced play area;

*The proposed surface for the fenced play area will be rubber mulch.*

- Parking Calculations:

- The proposed use is offices, medical;

*The Site Data Table has been revised as requested.*

- Please verify what use you are calling the hospitality house and list accordingly;

*The Site Data Table has been revised to breakout the Cardiology Center and the Hospitality House.*

- From what parking group are you basing the parking for the hospitality house;

*The Hospitality House parking count is based on the parking group "motels and hotels".*

- The existing use is parking based on the existing parking on the site;

*The Site Data Table has been revised to include this information.*

- The existing parking that is remaining on the site needs to be listed separately and included in the total parking provided;

*Please reference the Site Data Table for the inclusion of this information.*

- Bases on my calculations, a total of 20 bicycle parking spaces will need to be provided for the project, see Section 18-528(f) of the LDC;

*Please reference the Site Data Table for the inclusion of this information.*

- What is the proposed height of the retaining wall for the proposed water meters adjacent to front property line;

*The retaining wall is proposed to be four (4) feet in height.*

- What will be the height and construction material of the fence around the proposed play area;

*The proposed surface of the fenced play area will be Trex Decking and Railing and it is anticipated to be 42" in height.*

- A 10' perimeter landscaping area is required between the existing parking that is to remain on the site and the new proposed parking area;

*The perimeter landscape strip is required when parking areas abut. In this case the parking areas do not abut.*

- Provide a sidewalk connection between the site and the proposed public sidewalk. You may want to consider a connection for each proposed use;

*Traffic conflicts impose safety hazards thus a connection is not provided.*

- Will patients be staying in the hospitality house or is the facility for families of patients;

*It is not anticipated that patients of the Outpatient Cardiology Center will be staying at the Hospitality House. The two buildings are not dependent on each other in use.*

- If hospitality house occupants will be walking to the cardiology facility, would it not be prudent to provide an internal pedestrian crosswalk with curb ramps to facilitate safe pedestrian travel on the site;

*As discussed at the TRC Meeting, it is not anticipated that patients of the Outpatient Cardiology Center will be staying at the Hospitality House. The two buildings are not dependent on each other in use.*

- Provide the area of each proposed landscape island in accordance with Section 18-481;

*Please reference plan sheet CL-101, which provides the area of each landscape island.*

- The dumpster will require a living and non-living screen, please make a note on the plan;

*Please reference plan sheet CL-101. A note has been added to plan sheet CR-00, City of Wilmington Standard Notes, Note #7, which addresses the need for a living and non-living screen.*

- Please delineate the triangular sight distance on the plan for the driveway intersection with the abutting roads-see following definition and standard: *Triangular sight distance*: The visually unobstructed triangular area at the intersection of a street with a driveway determined by measuring a distance of twenty (20) feet along the side of said driveway at the property line and seventy (70) feet along the curb line of the street, or roadway edge if no curb is present.

*Site Distance Triangles have been added to the plans on plan sheet CS101 and CL101.*

- Please indicate the location of all ground level mechanical equipment, including transformers, electrical panels, HVAC equipment, etc. They must be screened in accordance with Section 18-504;

*Reference plan sheet CS-101 for the addition of proposed ground level mechanical equipment.*

- How will the facility receive deliveries;

*The facility will receive deliveries to the northwest side of the Cardiology Center and Hospitality House.*

- Add a note to the plan that: "No obstructions shall be permitted in the space between thirty (30) inches and ten (10) feet above ground level within the area of the triangular sight distance." Please make sure that site design is in accordance with this requirement;

*Please reference plan sheet CR-001, Construction Notes, Note #10, for the inclusion of this information.*

### **Sheet CE-101**

Additional tree protection needs to be provided for individual trees or groves of trees in proximity to the limits of disturbance. It appears that some trees are perilously close to the LOD;

*Revised as requested.*

### **Sheet CG-101**

Tree protection similar to that shown on sheet CE-101 needs to be shown on this plan;

*Revised as requested.*

Include the tree protection detail;

*The tree protection detail is included on plan sheet CE-501. Due to lack of space on individual plan sheets most details are included on the detail sheets.*

Tree Protection Notes:

- Note 7- The correct LDC section reference for retention of trees in the streetyard is 18-456(d);

*Revised as requested.*

- City of Wilmington Standard Notes:
  - Omit note #4, the developer is now responsible for the installation of traffic and street name signs;

*Revised as requested.*

**Sheet CL-101**

The plan has not been reviewed in detail, however, to date I have the following comments:

1. Please show the required living screening for the dumpster

*Plan sheet CL-101 has been revised to include the required living screening for the dumpster(s).*

2. Please add the following notes to the plan:

- a. No obstructions shall be permitted in the space between thirty (30) inches and ten (10) feet above ground level within the area of the triangular sight distance."

*Note has been added to sheet CL-101.*

- b. "All planted and retained living material required to meet the provisions of the city of Wilmington Land Development Code, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, occupant, tenant, and respective agents of the property on which the material is located."

*Note has been added to sheet CL-101.*

- c. Red maples do not do well in landscape islands in our environment; please substitute with another canopy tree species.

*Several canopy tree species have been substituted.*

- d. If irrigation is to be provided on the site, please add a note that all "A rain/freeze sensor shall be installed as part of any irrigation system used on the site."

*Note has been added to sheet CL-101.*

- e. Please delineate the triangular sight distances at each driveway;

*Please reference plan sheet (s) CS-101 and CL-101 for the inclusion of Sight Distance Triangles and plan sheet CR-001, Construction Notes, Note #9 for the pertinent verbiage concerning this comment.*

Please provide you calculations for the required streetyard;

*This information was previously shown and labeled on sheet CL-101.*

- f. Please shade or delineate with a symbol the area being counted toward meeting the streetyard requirements;

*This information was previously shown and labeled on sheet CL-101.*

- g. Interior are landscaping must comply with the provisions of Sec. 18-481 of the Land Development Code, including the 35% shading requirement.

*This information was previously shown and labeled on sheet CL-101.*

- h. Please show on the plan the amount of canopy coverage provided by each tree in accordance with the following provisions:

- i. For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the area of the canopy that overlays the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the landscape plan.

*This information was previously shown and labeled on sheet CL-101.*

- j. On the planting table state all proposes shrubs in heights vs., gallons;

*The planting schedule has been revised where germane to the City planting requirements.*

- k. Please indicate the location and requisite screening for all ground level mechanical equipment, including transformers, electrical panels, HVAC equipment, etc.;

*Rooftop mounted HVAC screened with architectural components and ground level transformers screened with evergreen shrubs while still providing the required clearances.*

- l. The parking lot landscape islands do not appear to comply with Section 18-481 in terms of min size, a single planting island must be 12' x 18' (216 SF), all double planting islands must be 12' x 36' (432SF);

*The landscape islands and tree counts have been revised on sheet CLL-101.*

- m. The amount of disturbed area does not coincide with the figure listed in the site data table on Sheet CS-101;

*This information now coincides with sheet CS-101.*

- n. Foundation plantings are required for all sides of a building face adjacent to the parking area or internal drive isles;

*Foundation plantings are provided except at the covered drop off area where plantings cannot logistically be provided.*

**Sheet CL-501**

1. Provide a detail on the proposed gate for the dumpster  
*Gates will match fencing detail.*
2. A tree removal permit is required for the project; the application has been submitted but not the requisite fee.  
*Application fee is forthcoming.*
3. Please date all revisions.  
*Noted.*

City of Wilmington – Rob Gordon

Engineering has reviewed the plans for the NHRMC Cardiac Care facility and have the following comments:

1. The project will require a City stormwater management permit. Please submit a completed application, plans, supporting calculations along with a \$1,000 review fee to Engineering.

*A City Stormwater Management Permit application will be applied for following the resubmittal to TRC.*

2. The project will also require an Offsite permit from DWQ. Because there is existing impervious on the property, there may be an existing State Stormwater permit that will only have to be revised.

*Noted.*

3. Please submit calcs for the new piping facilities along with an inlet drainage area map. Please make sure an appropriate tailwater is applied to the storm drain calcs. The outlet locations into the pond(s) work fine.

*Calculations and inlet drainage maps pertaining to the stormwater infrastructure will be submitted with the permit application to the City and DWQ.*

4. If any of the stormdrain is designed to accept future development, please specify in the calcs how much additional impervious it is designed for.

*Noted.*

5. It is not necessary to submit calcs for the proposed 48" pipe (of the ditch). It is an extension of the existing pipe at basically the same slope with no additional drainage area.

*Noted.*

6. Please clarify the contours, both existing & proposed, through the ditch on the West side of the property. The contours do not support the inverts specified and the proposed contours do not show fill over the pipe.

*Please reference plan sheet CG-101 for the revisions concerning this comment.*

7. Please provide a headwall detail if they are proposed on either end of the 48" pipe.

*Please reference plan sheet CG-502 for the inclusion of a headwall detail.*

8. The retaining wall concept adjacent to the pond is fine. The retaining wall design (shop drawing) will have to be submitted and reviewed by Engineering prior to construction.

*Noted.*

9. There is a sanitary sewer service conflict with CB 13.

*Noted. The sanitary sewer has since been re-routed and this conflict is no longer relevant.*

10. There is a sub-drain detail. Is this what is going to be used to connect roof drains to the CB's?

*A sub-drain will be used to connect the roof drains to the CB's. Please reference plan sheet CG-101 for the inclusion of the roof leader tie-in on the plans.*

11. The City utilizes the South side of the culvert berm to launch the boat used for maintenance (a large john boat). Stormwater services requests a small easement to make sure they have enough room to launch.

*At this time, it is not feasible to grant an undeveloped easement along the South side of the culvert berm. However, City staff may utilize the parking area to launch their boat for maintenance purposes.*

12. Similarly, please consider an access easement along the Northern property line for Stormwater Services to maintain the bank of the pond.

*Similarly, at this time, it is not feasible to grant an easement along the Northern property line due to available space and build-out projections for the property.*

13. Please clarify the grading on the back side of the Hospitality house. The contours are not clear.

*Please reference plan sheet CG-101 which addresses the contours.*

April 18, 2013

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If you have any questions, please do not hesitate to contact me at 910-343-1048.

Sincerely,

McKIM & CREED, INC.



Richard A. Moore, PE

/jmf

Enclosures: 5 sets of plans  
CD with PDF of plan set

Mailing Notation: USPS

cc: Danny Adams, AIA, LS3P Associates Ltd.