

Bayside Electric
TRC Comments Annotated – My response in **BOLD** type.
2/25/16 @ 2:30 pm

Arron Reece
City Arborist
341-0078

Clearly show proposed tree removals.

Shown on Sheet C2

Show all trees in vicinity of construction area (existing parking lot island trees?). Show tree protection fencing location for any existing trees to remain, as well as tree protection details (2).

See details on Sheet C2

Bill McDow
Transportation Planner
341-7819

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.

Thank you

NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

No NCDOT Roads involved in this project.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. The UMX code does allow for building setbacks of at least 5'. The current building footprint, which is directly against the sidewalk, places the building in the Sight Distance Triangle for the 19th St and Wooster St. intersection.

This issue worked out via email on 2/26/16

2. Please move the building off the sidewalk, by adding a front and side set back of 5' at the corner of 19th Street and Wooster Street.

This issue worked out via email on 2/26/16

3. Show the stop bar for 19th Street on the site plans.

There is not a stop bar at this intersection.

4. The plans show a replacement of the existing public sidewalks at the site. Is the sidewalk damaged or fail to meet current standards?

The construction of the facility will damage existing sidewalk so they are scheduled for replacement. We are also changing the elevation of the sidewalk along Wooster Street.

5. Provide sidewalk detail SD 3-10 on the plan.

SD 3-10 included on Sheet C2

6. Show any traffic signal facilities and equipment in front of the development.

No traffic signals in the area of the project.

7. Contact Traffic Engineering at 341-7888 for help in identifying these.

Thank you

8. The first street tree proposed for the corner of Wooster St and 19th St is within the 46'X46' Sight Distance Triangle for this intersection. Will the species of Willow Oak proposed allow for clear visual sight lines from 30" to 10' at this location?

This was discussed at TRC. Yes, the intent is to have the vertical clearance

9. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [Sec.18- 529(c)(3)CofW LDC] 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]

Discussed at TRC and subsequent preliminary review and approval.

TECHNICAL STANDARDS – PARKING:

10. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]

No proposed parking spots. I have labeled the existing.

11. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.

Thank you for this information

12. Provide dimensions for the wheel stops and/or detail in the site plans.

See sheet C2 for detail

12. The backing stub does not have dimensions, please provide dimensions.

This is existing and is not part of this project

13. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

Per discussion at TRC I am to provide six biKe spots. The proposed location for the bike parking is shown on the plans.

14. Graphically indicate on the plans the location of bike parking. [Sec.18-528 CofW LDC]

See Sheet C1

TECHNICAL STANDARDS – Barrier Free Design:

15. Please show location of handicap ramp(s) and signs and provide details on the plan.

The handicap access to the building is via painted walkway northwest corner of building. Grades are shown. All slopes have been verified to be less than the ADA maximum allowable slope.

16. 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]

See above

17. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

Per the UMX Ordinance no parking is required.

MISCELLANEOUS:

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

Thank you

Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.

Thank you

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.

Thank you

Sammy Flowers

Fire Marshall

343-3918

Standard TRC Comments from City Fire Department:

Ø All weather access road must be maintained around construction site at all times.

See note 28 on Cover Sheet

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

Will be notes on architectural plans.

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

Sprinkler system is proposed for both buildings

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

Thank you

Ø Any deviation from standard comments require approval from the fire code official.

Thank you

Ø Contact Sammy Flowers with questions/concerns at (Office) 910-343-3918/ (Cell) 910-470-2496 or sammy.flowers@wilmingtonnc.gov

PLANNING

J. DIEPENBROCK

2/19/16

Plan review comments

Bayside Electric: supplemental structure – frontage on Wooster Street **NOTED**

First TRC Review: 2/25/16 **NOTED**

This property is located within Wilmington's 1945 Corporate Limits **NOTED**

Use Determination:

Please state the extent to which retail is the predominant use of the facilities existing and proposed here.

PROPOSED BLDG IS 100% RETAIL

18-255, as well as 18-204 b 2 a deal with auxiliary uses and wares

Note condition f regarding industrial uses greater than 10,000 s.f. **NOTED**

C 2 a: Setbacks

Building frontage abutting residential district requires side setback of 5 feet. Please reposition building accordingly and demonstrate conformance with sight distance triangles and vehicle stopping requirement at Wooster intersection

DISCUSSED AT TRC AND INFORMALLY AGREED TO VIA EMAIL 2/26/16

Confirm conformity of proposed landscape plan with required buffers

6 STREET TREES

Street trees and spacing of street trees to be discussed at meeting

DISCUSSED @ TRC

Modifications and stormwater management permitting to be discussed at meeting

NOTED WORK W/ ENGINEERING

J. Diepenbrock 2/19/16

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TRC Comments - Bayside Electric

From: **Rob Gordon** (Rob.Gordon@wilmingtonnc.gov)
 Sent: Fri 2/26/16 11:55 AM
 To: Brad Sedgwick (bradsedgwick@hotmail.com) (bradsedgwick@hotmail.com)
 Cc: Jim Diepenbrock (Jim.Diepenbrock@wilmingtonnc.gov); Genna Porter (Genna.Porter@wilmingtonnc.gov)
 1 attachment
 DP_approval_acad2004.dwg (321.1 KB)

Brad – just to reiterate comments for Bayside electric that were discussed at TRC.

With the amount of newly constructed impervious area proposed, drainage plan review will be required. Please submit a completed application, \$200 review fee and all required calculations to Engineering for full review. Please either submit a full set of plans or if the submittal corresponds to a TRC resubmittal, let me know and I will review the revised TRC plans.

WILL BE DELIVERED 3/10/16

Please remove the approved stormwater management plan stamp and add the approved drainage plans stamp to each sheet in the set.

DONE

Because full stormwater management is not triggered, we will only need you to submit routing calcs to verify the pond can safely pass the 50 & 100-yr storm events.

INCLUDED IN SUBMITTAL

As mentioned previously, we will need an as-built survey of the pond. If the routing calcs required above are based upon the as-built condition of the pond, no additional as-built will be required. The pond contours on the plans appear to reflect the as-built condition, rather than the proposed condition.

CONTOURS ARE FIELD GENERATED

The pipe that appears to be tying into Wooster via blind junction will need to be properly abandoned. Construction Management indicated that would most likely involve patching the (RCP) pipe or possibly a collar around the pipe. Please coordinate with city inspector.

NOTE ON PLAN

It would appear the building would have an encroachment into the sight distance triangle as discussed at TRC. Any required waiver should be coordinated with Transportation planning and submitted to Engineering for review.

DISCUSSED @ LENGTH

These comments will be uploaded to protrak. Please call or email if there are any questions. Thank you.

I think everybody's happy

Robert Gordon, PE

Plan Review Engineer