

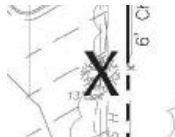
To: Mark Hargrove
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 8/10/2020
Re: 6721 Market Street

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	Approved, no further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Anna Reh-Gingerich	Stormwater Services	Comments attached
Aaron Reese	Urban Forestry	Comments attached

Site Plan Comments (Pat O'Mahony, Planning):

1. Rename the project so a project address is not in the title (for example, Enterprise Rent-a-car Market Street).
2. Are the 24" pines being removed a species deemed to significant (long leaf, pocosin, etc.)? If so, significant tree removal calculations are required.
3. Justify the removal of the 16" pine near or within the streetyard.
4. Show streetyard widths on the drawings.
5. Impervious surfaces within the streetyard shall not be removed from the total square footage calculation. Only remove the width of the driveway from the linear frontage to get the streetyard dimensions.
6. Credit calculation. Credit for preserved or transplanted trees shall be calculated using Table I. Inches DBH of applicable preserved trees shall be calculated cumulatively to determine the total credit for the site. With 27" DBH total, 5 credits are granted.
 - o The 13" oak looks to be within the essential site improvements. However, staff would recommended trying to preserve the oak with a landscape island.



7. Update tree preservation calculations based on the comments above.
8. The 70 Ligustrum used as a parking area screen shall be shown as 3' in height at planting on the planting schedule.
9. Verify that the parking area screen is 5' in width.

10. Provide calculations showing that the interior parking lot landscaping meets the 20% shading requirement (Sec. 18-481).
11. Provide square footage of each parking island (Sec. 18-481a).

Engineering (Eric Seidel)

Application:

1. Why is Total property area 95,117 sf while Site Data Table is 149,861 sf?
2. IV. Project Information; Line Item 14: SCM Total Drainage Area should not equal Total Property Area.

Supplement:

3. Wet Pond; Line Item 6: Mark as YES

O&M:

4. Page 3 of 4: Update to match Plans and Supplement.

Plans:

5. Please clearly identify acreage for each newly subdivided lot and present lot acreage on Site Data Table.
6. As discussed on the phone, please consider adding stairs, ramp, or extended rip rap at spillway to allow for wildlife to safely exit retaining wall area within wetpond. There have several cases of wildlife being trapped, in similar designs, and we are working on updating or technical standards to address the issue.
7. Sheet C-2.1: Show 15" CMP to be removed & replaced with P-19.
8. Sheet C-4: Provide Crossing Detail for Pipes P-21 & P-11.
9. Sheet C-4: Conflict between SS Service & P-20. Is there any way to increase the depth of SS service to go under the Storm drain to avoid interference MH?
10. Sheet C-4: Label Riprap at end of P-1 FES and reference Apron Detail.

Calculations:

1. Routing: Adjust Orifice size to 1.75" Pond Report shows it as 1.5". Assure to update Pre-Post totals within the narrative.

Fire (Chris Walker)

1. No further comments.

Traffic Engineering (Mitesh Baxi)

BASE INFORMATION:

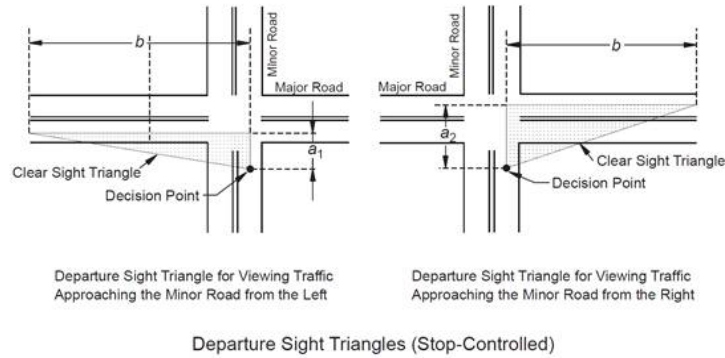
- Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements. <https://www.wilmingtonnc.gov/home/showdocument?id=1910>

TECHNICAL STANDARDS:

1. A stop sign and stop bar must be installed in advance of potential crosswalk and outside Market St ROW for the driveway accessing Market St.
2. **SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES**

Market St is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. In accordance with the City Code, sight distances along thoroughfares must be calculated in compliance with the AASHTO requirements. [Chap VII (C) (1) of CofW Tech Stds] [Sec. 18-556 CofW LDC]. Show AASHTO SDT in addition to 20'x70' SDT for driveway on site and planting plans.

Provide the dimensions a1 & a2 from the decision point as per below image on site and landscape plans. Show the AASHTO triangles for landscape plan also.



Transportation Planning (Bill McDow)

TRAFFIC IMPACT ANALYSIS:

- The Applicant has provided Estimated Trip Generation numbers, which were reviewed by the WMPO. Based upon the trip generation numbers, no TIA is required.

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

1. Please clarify the direction of travel within the parking lot, (i.e. signs and pavement markings); the parking spaces on the eastern side of the carwash appear to be “going the wrong direction” for the One-Way Drive Aisle.

Anna Reh-Gingerich (Stormwater Services)

The 6721 Market Street project falls on the borders of the Smith Creek and Howe Creek Watersheds. Howe Creek is an SA classified waterway and is listed by the State for high fecal coliform levels and poor dissolved oxygen levels. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Howe Creek and contribute to the current pollution problems.

My comments:

1. Incorporate pervious materials into sidewalks and the parking stalls. Any replacement of impervious material with pervious material (pavers, pervious concrete, porous asphalt) would help reduce the amount of stormwater going to the permitted pond.

Aaron Reese (Urban Forestry)

1. Hollies as trees not recommended.
2. Crepe myrtles and hollies (if used), should be shown as 8’-10’ in height.