

To: Rob Balland, PE
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 2/22/2022
Re: Carmax Expansion 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
Richard Christensen	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O’Mahony - Planning – Attached

- Planting sizes for Japanese Maple and Hornbeam are a minimum of 2”-2.5” caliper and should be noted as such in landscaping plant schedule table.
- Please show the square footage provided for each new landscape island.

Jeff Theberge – CFPUA

- No CFPUA Plan Review required if the expansion is expected to utilize the existing sewer and water services.
- Engineer/Contractor to submit Meter Sizing Form prior to pulling a building permit.

Engineering has reviewed the plans for the Carmax of Wilmington (Sales Expansion) project submitted January 18, 2022, and have the following comments:

General

1. Submit the \$400 Minor Modification Fee.

Stormwater Management Permit Application Form

2. II. Permit Information; #1: Uncheck 'Drainage Plan'.
3. III. Contact Information; #4: Provide the name of the Consulting Engineer or Licensed Professional.
4. IV. Project Information;
 - a. #5: The submitted application lists existing impervious surface within the project area as 440,000 square feet. Carmax should have an existing impervious surface area of 434,833 square feet (440,000 sf-850sf (offsite)- 4,267sf (future development)) per SWP2017035R1. The 850 sf of offsite does not count towards the permitted onsite BUA. Please revise the application (#5 thru #11) accordingly.

IV. PROJECT INFORMATION

1. Total Property Area: 655,055 square feet
2. Total Coastal Wetlands Area: 0 square feet
3. Total Surface Water Area: 0 square feet
4. Total Property Area (1) – Total Coastal Wetlands Area (2) – Total Surface Water Area (3) = Total Project Area: 655,055 square feet. 434,833
5. Existing Impervious Surface within Project Area: ~~440,000~~ square feet
6. Existing Impervious Surface to be Removed/Demolished: 4,263 square feet
7. Existing Impervious Surface to Remain: ~~435,737~~ square feet 430,620
8. Total Onsite (within property boundary) Newly Constructed Impervious Surface (in square feet):

Buildings/Lots	2,316
Impervious Pavement	338
Pervious Pavement (total area / adjusted area w credit applied)	/
Impervious Sidewalks	1050
Pervious Sidewalks (total area / adjusted area w credit applied)	/
Other (Describe)	
Future Development	4,826
Total Onsite Newly Constructed Impervious Surface	3,704 8,530

9. Total Onsite Impervious Surface (Existing Impervious Surface to remain + Onsite Newly Constructed Impervious Surface) ~~439,441~~ 439,150 square feet
10. Net Change in Onsite Impervious Surface (+ for net increase, - for net decrease) ~~-559~~ +4,267 square feet
11. Project percent of impervious area: (Total Onsite Impervious Surface / Total Project Area) x100 = ~~67.1~~ 67.0 %

- b. #13: The table must be updated to account for the changes to the site.

5. V. Submittal Requirements: Complete this section. Provide initials or 'N/A' for each line item.

Plans

6. Impervious information in Site Data Tabulation on C-2.1 should match the application.

Please call or email if there are any questions. Thank you.

Project Name: **CarMax Expansion**

FORMAL TRC Date: February 24, 2021

Reviewer Name: Chris Walker

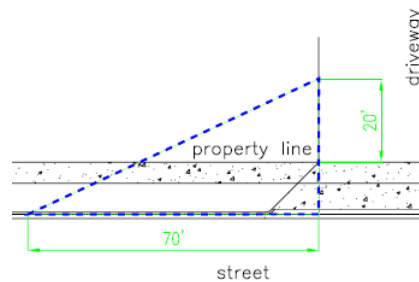
Reviewer Department/Division: FIRE

Please add the following FIRE & LIFE SAFETY NOTES:

- Contractor shall maintain an all-weather access for emergency vehicles at all times during construction
- Landscaping or parking cannot block or impede FDC's or fire hydrants. A 3-foot clear space shall always be maintained around the circumference of hydrants and FDC's .
- Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.

TECHNICAL STANDARDS – ACCESS:

1. Provide sidewalk detail SD 3-10 on the plan. [Sec. 18-529(b)(2) CofW LDC]
2. Provide curbing detail SD 3-11 on the plan. [Sec. 18-529(b)(2) CofW LDC]
3. Plans are showing 40'x70' City sight triangle measured incorrectly. Revise and dimension the City's 20'x70' sight distance triangle as per below image. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC] [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC]. Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-556 CofW LDC] [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance].



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 full AASHTO for departure sight distances will all the relevant dimensions. Please revise to implement AASHTO sight distances for departure correctly.

TECHNICAL STANDARDS – PARKING:

4. Proposed parking spaces are less than 18' in length. Subject to variance.
5. Dimension the width of proposed parking spaces. Minimum required is 8.5'.
6. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. [Chapter VII Table 6 of CofWTSSM]. Subject to variance.

TECHNICAL STANDARDS – ADA:

7. If an accessible space is proposed beside an accessible aisle, show the International symbol of Accessibility parking space marking as per fig. 3B-22 of MUTCD.
8. Show the typical handicap sign detail on the plan as per ADA and City standards. [Detail No.: TE7-01 & TE7-02] [CofW Sign Specification and Installation Guide]
9. Please show location of accessible ramp(s) for accessible aisles on the plan.
10. Note/label the plan with spot elevations that clearly indicate the accessible route from the handicap 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: **CARMAX EXPANSION**

TRC Date: **02.24.2022**

Reviewer Name: **BILL McDow**

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

TECHNICAL STANDARDS:

1. A TIA is not required for this project.
2. No Further Comments.