

To: Branch Smith, Paramounte Engineering
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 10/28/2020
Re: College Acres Apartments TRC Rev. 2

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

- In regards to recreation space, show how the wetland/stormwater detention area will serve as recreation space per the code shown below:
 - Required stormwater detention/retention facilities that are not designed, landscaped, and maintained as naturalized amenities integrated into preserved natural areas shall not be accepted to fulfill the requirements set forth by this section. Actual space devoted towards amenities, such as walking paths, piers, picnic areas, and other passive recreational space that are associated with stormwater management facilities (i.e., wet ponds) shall receive credit towards the calculation of open space if such amenities associated with stormwater management facilities are designed according to the standards specified in the [city's] Technical Standards and Specifications Manual to meet this requirement
- Tree preservation and removal calculations have been removed from landscape plans.
- Add column to plant schedule showing the minimum caliper required (2” – 2.5”) for canopy trees. Please note that if 2.5” caliper is shown on plans, that will be required by zoning. Only 2” caliper is required by code.
- Include elevations in construction plan submittal.

Chris Walker

Fire Review - Resubmittal for College Acres Apartments located at 4729 College Acres Dr

Please add the following Fire & Life Safety Note:

- Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.

Engineering has reviewed the plans for the College Acres Apartments project submitted October 14, 2020 and have the following comments:

Supplement

1. Stormwater Wetland:
 - a. #3: The SCM is not sized to treat the SW from all surfaces at build-out. Answer 'No'.
 - b. #27: The forebay bottom is too deep. If PP is 34' the deepest the forebay can be is 30.67'. Depth between 30.67' and 30.00' can be sediment storage per Figure 2 on page 3 of the Wetland section in the design manual. See my comment in the TRC Design Documents section.
 - c. #48: 40" is the maximum depth at 30.67'.
2. Permeable Pavement
 - a. #7: The SCM is not sized to treat the SW from all surfaces at build-out. Answer 'No'.

Stormwater and Erosion Control Narrative

3. Routing for CA Apartments: Show the elevation of the emergency overflow outlet riser to be 6 inches above the elevation of the principle outlet structure (36.55'/37.05') to meet the intent of the technical standard.
4. The calculations to determine the required surface areas of the forebay, non-forebay deep pools, shallow water zone and temporary inundation zone should be included with the stormwater wetland calculations.
5. 10- & 50-year HGL Calculations: The downstream invert of FES100 cannot be 30.00' and still meet the depth requirements of the stormwater wetland forebay.

TRC Design Documents

6. C-2.0/C-4.0: I missed the existing power pole in the sidewalk alignment west of the College Acres Drive entrance. This conflict must be resolved.
7. C-4.0:
 - a. Will the Nyloplast basin be easily accessible for inspection and cleanout in its proposed location? Would outside of the PC footprint be a better location? Just a suggestion.
 - b. The forebay is too deep. Wetland MDC 6 states that the forebay depth shall be 24 to 40 inches below the permanent pool elevation. The PP elevation is 34' and the bottom is 30'. Per the MDC it's 0.67' too deep. Raising the invert of the inlet pipe to 30.67' would create 0.67' of sediment storage placing the bottom of the forebay at 30.67', meeting the depth parameter.

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

Project Name: **COLLEGE ACRES APARTMENTS**

Formal TRC #2 Date: **10.20.2020**

Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **PDT/Traffic Engineering**

TECHNICAL STANDARDS:

1. Specify the type of ADA ramps for the mid-block crosswalk on College Acres Dr. Show the graphics for the detectable warning domes.
2. Please provide an ADA ramps for the internal crosswalks.
3. The detectable warning domes for accessible aisles shall be installed at the flush transition before entering drive aisle/pavement surface.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **COLLEGE ACRES APARTMENTS**
TRC Review Date: **10.26.2020**
Reviewer Name: **BILL McDow**
Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. Please ensure the City Fire Engine can safely maneuver within the site. Auto Turns movements for Fire Engines, on Sheet L-1.1 appear to show the truck running over the curb in two locations. If the landscape islands need to be modified to a minimum R15', please modify the radius points. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
2. Fire Trucks require a minimum 13.5' clearance height from trees that overhang the driving aisles. The Truck Turns sheet appear to show conflicts with the 22" Cypress Tree and 12" Cyprus Tree near Duplex #3 and #4.

[Please let me know if you have any questions regarding the comments.](#)