

To: Branch Smith, PE
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 6/14/2021
Re: College Acres Parking Lot 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	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O’Mahony- Planning – Attached

- No NHC erosion control permit required.
- Provide pedestrian connection from the sidewalk into the parking area.

Landscape Plan:

- In buffer/screening information, please provide the required amount and the provided amount for each requirement.
- Streetyard trees cannot be counted toward the parking island trees. Additional plantings are required in those parking islands.
- Show parking island square footage on plans.
- A lighting plan is required per Sec. 18-258.
- A three-foot high buffer with a minimum depth of ten (10) feet shall be provided in the front yard to screen parking areas from the road (Sec. 18-258)
- Sec. 18-481: The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity.

Engineering has reviewed the plans for the College Acres Parking Lot project submitted May 13, 2021 for TRC review and have the following comments:

Stormwater Management Permit Application Form

1. IV. Project Information:
 - a. #8: Because the pervious pavement is not a permitted SCM and will not receive pervious credit, change the entry from 4800/0 to 4800/4800.
 - b. #8: Enter the Total Onsite Newly Constructed Impervious Surface square footage of 9,600.
 - c. #9: Total Onsite Impervious Surface is 9,600.
 - d. #10: Net Change is +9,600.
 - e. #11: Project percent of impervious area is 56.5%.
2. V. Submittal Requirements:
 - a. #2: A supplement is not required.
 - b. #3: An O&M Agreement is not required.

Design Documents

3. Replace the Stormwater Management Approval block with the Drainage Plan approval block.
4. C-1.0: Be sure the "General Storm Sewer Notes" and the "Roof Drain Note" are relevant to this project.
5. C-2.0:
 - a. Impervious Data does not match the application (1,850 vs. 1,742).
 - b. Note only: Was any thought given to placing the pervious concrete in the parking stalls versus the drive aisle? Heavily trafficked areas will lead to issues with the pervious concrete.
 - c. Owner Information under Site Information has College Acres Development, LLC as the owner but the application has College Acres Realty, LLC as owner. Same on C-3.0 and L-2.0.
 - d. Show the header curb between the PC and the asphalt in plan view. Show the same on C-3.0.
6. C-3.0:
 - a. Should the pervious concrete stop infiltrating, where will the runoff at the entrance be directed? Does the runoff have a secondary way to get out? It appears it may stand in the entrance. It is not in the public r/w but could be a nuisance in the future for the users. Just something to consider.
 - b. Runoff at the rear of the parking lot appears to flow towards the adjacent property. Where will the runoff go once it leaves this site?
7. L-2.0: Live Oaks tend to dump a lot of debris, which will end up clogging the PC. Inform the applicant that in order to have long term functioning PC it would be a good idea to contract with a maintenance company that cleans PC and get on a regularly scheduled maintenance plan.

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

Project Name: **COLLEGE ACRES PARKING LOT**

TRC Date: **06.17.2021**

Reviewer Name: **BILL McDow**

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

TECHNICAL STANDARDS:

1. Please provide the distance from College Acres edge of pavement to the proposed 5' sidewalk. The site will be required to meet clear recovery distance requirements for sidewalk installation.
2. The site has proposed greater than 25 parking spaces. Please provide bicycle parking per LCD Sec 18-528. [[Sec. 18-528, Land Development Code](#)]
3. Please show Bicycle parking on the site plan.

Please let me know if you have any questions regarding the comments.

Project Name: **COLLEGE ACRES PARKING LOT**

Formal TRC Date: **06.17.2021**

Reviewer Name: **Mitesh Baxi**

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

TECHNICAL STANDARDS:

1. Plan shows the proposed mid-block crosswalk diagonally across College Acres Dr. Diagonal crosswalk increases the travel length for a pedestrian and safety concerns for an ADA person. Revise the design so that the crosswalk is aligned perpendicular as close as possible to the travel lane so an ADA ramps on both the sides are aligned to the crosswalk. An additional traffic study may require based on the revision.

TECHNICAL STANDARDS – PARKING:

2. Provide a turning movement analysis of a fire vehicle, if expected, to access this facility. A turnaround may be required based on fire department criteria.

SITE KEYNOTES SHEET C-2.0:

- Keynote 12 not found on site plan. Keynote 7 is repeated as sight distance triangles and ramps. Please revise if required.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Any required installation or relocation of traffic signs is the responsibility of the project developer. Please coordinate with City Traffic Signs and Markings Manager or supervisor prior to installation of any traffic signs or markings in public ROW.
- B. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.
- C. Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

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

Project: College Acres Parking Lot
TRC Meeting Date: 6/17/21
Reviewers: Anna Reh-Gingerich
Department: Stormwater Services

To Whom It May Concern:

The College Acres Parking Lot project falls within the Bradley Creek Watershed, which has high levels of fecal coliform bacteria and contributes to swimming advisories and shellfish closures in the area. Bradley Creek is part of a City Council-approved watershed restoration plan in place to encourage practices that will reduce the volume of stormwater that can transport bacteria and other pollutants into Bradley Creek.

Link to the plan: [Bradley and Hewletts Creeks Watershed Restoration Plan](#)

My Comments:

1. Thank you for proposing pervious materials! My only suggestion would be to consider using the materials in the parking stalls rather than the drive aisles since there would be less driving movement (which would reduce the maintenance needs). However, if you are comfortable with the location and able to perform maintenance regularly, it should still work well.
2. Thank you for using depressed islands and native plants! If you need more recommendations for rain garden plants to fill in the areas around the trees, lists are available:
 - a. <https://chatham.ces.ncsu.edu/wp-content/uploads/2017/10/2017Plants-NewLogo.pdf?fwd=no>
 - b. Native sedges would work really well as understory plants to add more interest and are low maintenance (*note that non-native sedges are indicated with an asterix **):
http://hoffmannursery.com/assets/files/files/Hoffman_Nursery_Green_Infrastructure_Chart.pdf

Thank you for the opportunity to review! I really appreciate you taking my comments into consideration for this project. Please do not hesitate to reach out to me if you have any other questions!

Thank you,

Anna Reh-Gingerich

Interim Watershed Coordinator - Heal Our Waterways
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