

To: Charlie Cazier
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 12/12/2022
Re: Conway Park TRC Plan 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
Brian Chambers	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Anna Reh-Gingerich	Stormwater Services	Comments attached

Planning Comments

- Remove signature blocks, plans approved digitally.
- Show parking lot shading calculation ((min. 10%).
- Use current streetscape landscaping metrics. Plantings are calculated based on linear feet of frontage, not area.
- Protected trees cannot be removed from the streetscape area.
- Show tree protection fencing.
- Provide trees per acre calculation (min. 15/acre).
- Provide required street trees along Park Avenue frontage.

Engineering has reviewed the TRC submittal for Conway Park and offers the following comments:

1. ADA warning mats with concrete pads should be installed on the multiuse path at the driveway crossing. See the City of Wilmington Fire Station #7 for reference (corner of Pine Valley Dr. and S. College Rd.). Please add a callout to coordinate with the City ROW inspector.
2. Provide a callout to direct all roof runoff to the pervious pavement, the development note is likely to be missed by the contractor during construction.
3. Provide spot elevations for the proposed multiuse path.
4. Engineering recommends adding a curb transition section at the driveway throat.
5. An appropriate outfall must be established for the project and should be fully designed and shown on the plans. There may be an opportunity to discharge to the existing ditch along the northern side of Park Avenue. The existing ditch may need to be graded/maintained to assure positive drainage. The adjacent property to the east is proposing a project and will be dealing with the same issue. Engineering recommends working with the neighboring property to establish a single outfall.
6. Overflow from the pervious pavement should be directed to the proposed outfall. Additional spot elevations may be necessary at the driveway apron.

Project Name: **CONWAY PARK**

Formal TRC Date: **12.15.2022**

Reviewer Name: **Mitesh Baxi**

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

BASE INFORMATION:

- Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings Park section abutting this property on the existing conditions sheet.
- Callout the existing streetlight in the vicinity of this property on Park Ave.

TECHNICAL STANDARDS – DRIVEWAY ACCESS:

1. Show and apply the City's 20'x70' sight distance triangle at the driveway on site and landscape plan. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC].

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

Project Name: **CONWAY PARK**

TRC Date: **12.15.2022**

Reviewer Name: **BILL McDow**

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

TECHNICAL STANDARDS:

1. The site has proposed a 1,500 SF Office Building and 3,200 SF Warehouse at 5744 Park Avenue.
2. Based upon the estimated Trip Generation Numbers for this project, no TIA is required.
3. Please show a proposed cross section for the Park Avenue Trail, a 10' Asphalt Multi-Use Path.

Please feel free to contact me if there are any questions regarding these comments.

Project: Conway Park
TRC Meeting Date: 6/16/2022; 12/15/22
Reviewers: Anna Reh-Gingerich
Department: Stormwater Services

To Whom It May Concern:

The Conway Park 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 using pervious pavement!
2. I know the runoff is being directed towards the permeable pavement, but if there are any opportunities for passive infiltration or depressed areas, it could help lessen the maintenance required for the pavement. Same examples as before:
 - a. EPA Green Streets video
<https://www.youtube.com/watch?v=TxqxEqnHIKw&feature=youtu.be>;
 - b. Massachusetts "Green Parking" example: <https://www.mass.gov/service-details/demonstration-3-permeable-paving-materials-and-bioretenion-in-a-parking-lot>
 - c. NCDEQ Stormwater Manual, Bioretention Cell Chapter:
<https://files.nc.gov/ncdeq/Energy%20Mineral%20and%20Land%20Resources/Stormwater/BMP%20Manual/C-2--Bioretention---11-20-020.pdf>
 - d. Filterra boxes (adding trees and stormwater management in one practice):
<https://www.conteches.com/stormwater-management/biofiltration-bioretenion/filterra>
 - e. ***Below are examples of bioretention, vegetated swales, and curb cuts combined with pervious pavement.***



3. Incorporate native plants wherever possible in future landscaping plans. Native plants require less maintenance (fertilizers, pesticides, water, etc.) than non-native plants to grow successfully since they are already acclimated to local conditions. Many resources are available in the [Learning Library](#).
 - a. Consider native tree alternatives to the proposed non-native *ulmus parvifolia* and trident maple. Many native shade tree options are listed here:
https://plants.ces.ncsu.edu/find_a_plant/?nc_region_id=1&design_feature_id=9&plant_type_id=11&plant_type_id=18&leaf_characteristics_id=4

- b. Consider native shrub alternatives to the non-native Japanese yew. Many broadleaf evergreen native shrub options are listed here:
https://plants.ces.ncsu.edu/find_a_plant/?nc_region_id=1&plant_type_id=11&plant_type_id=17&leaf_characteristics_id=1
 - c. Consider a native grass or sedge to use in place of liriopse, which is a species of concern in Georgia and South Carolina for invasive tendencies:
https://plants.ces.ncsu.edu/find_a_plant/?nc_region_id=1&plant_type_id=11&plant_type_id=13
4. Properties that go above and beyond to incorporate green infrastructure are eligible to apply to the Lower Cape Fear Stewardship Development Coalition Awards: <http://www.stewardshipdev.org/>
 5. Additionally, stormwater fee credits up to 40% may be available to incentivize innovative stormwater management to help achieve the stormwater volume reduction targets identified within the watershed restoration plan. Contact Fred Royal (Frederic.royal@wilmingtonnc.gov) for more information.

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to incorporate green infrastructure.

Thank you,

Anna Reh-Gingerich

Interim Watershed Coordinator - Heal Our Waterways
Program

City of Wilmington Stormwater Services

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