

**To:** JBS Consulting (Brad Sedgwick)  
**From:** Pat O’Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 5/5/2020  
**Re:** Dram Tree Formal 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
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Other (Nick Drees)	NCDOT	Comments Attached

**Site Plan Comments (Pat O’Mahony, Planning):**

- Remove proposed improvements on adjacent site.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

**Landscape Plan to Include:**

- Show dimensions of parking lot landscape islands.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.
  - Include a column with the minimum planting height for all trees and shrubs.
- Parking island is located across the property boundary. Please address.
- Parking is shown off-site that is not existing. Please remove from the plan.

**Engineering (Trent Butler)**

1. The pervious concrete will be required to have a minimum 2.0 feet of separation between the SHWT and the lowest point of the subgrade surface (NCDEQ Stormwater Design Manual, C-5 Permeable Pavement, MDC #2). The current plan only shows 1.0 feet of separation from the SHWT. It appears that either the parking will need to be raised or full stormwater management will be required.

2. An additional monitoring well will be required for the eastern most section of pervious concrete. NCDEQ MDC #9 states that one monitoring well is required for each permeable pavement system or one per baffled section. These two pervious concrete areas are disconnected and therefore, should be considered two separate systems.
3. Include the City standard detail for sidewalk, SD 3-10 (must include border and City logo).
4. All City standard details must include the border and City logo. Please find the City standard details in the following link:  
<https://www.wilmingtonnc.gov/departments/engineering/technical-standards-details>
5. Please show the property boundary/ ROW line on the plans.
6. The Drainage Report Project & BUA Summary list the property area as 0.73 acres when the plans and stormwater permit application list it as 0.77 acres. Please revise.
7. SW Permit App, Sect II, #1: The box for “low density” should not be checked. This project is a drainage plan and will receive a drainage plan permit.
8. SW Permit App, Sect. IV, #12: The proposed driveway apron on Washington Street should be included in the offsite impervious area. Please revise
9. Please revise the SCM supplement. There are some questions that have been left unanswered and some have answers with a line through them.
10. Callout the slatted wood decking area and/or add the hatching pattern to the legend shown on the plans.

**Fire (Chris Walker)**

Please address the following Comments:

- Please call out the closest Hydrant to the building(s).

Please add the following note to the plan:

- Contractor shall maintain an all-weather access for emergency vehicles at all times during construction
- New hydrants must be brought into service prior to combustible materials delivered to the job site
- Landscaping or parking cannot block or impede the FDC or fire hydrants. A 3-foot clear space shall be maintained around the circumference of the hydrant and FDC
- Additional fire protection and accessibility requirements may be required due to any special circumstances concerning the project.
- Contractor shall submit a Radio Signal Strength Study for all commercial buildings that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code.

**Traffic Engineering (Mitesh Baxi)**

**BASE INFORMATION:**

- Accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings for the intersections of Burnett Blv/Kentucky Ave, Washington St/Kentucky Ave, Washington St/S Carolina Ave providing separate sheet for the existing conditions plan.  
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- Coordinate with engineering division for any variance to the technical standards.

**NCDOT:**

It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS:**

1. Relocate the stop sign/bar to show it in egress driveway lane and in advance of the ADA ramps and potential crosswalk.
2. Revision to the location of an ADA ramps at the corner of the driveway off Washington St may be required to align it appropriately.
3. ADA ramps at the corner of the street type driveway and street corner shall be installed as per City/NCDOT standard details. Show the graphics for detectable warning domes and label it appropriately. [SD 3-08, SD 3-09].
4. Show and apply the City's 46' x46' sight distance triangle at Kentucky Ave/Washington St corner intersection on the site plan and landscaping plan. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].

**SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES**

This segment of Burnett Blvd. is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. The required triangular sight distance for any street intersections with said thoroughfares shall be provided in compliance with the AASHTO sight distance standards. [Sec.18-556 CofW LDC]. Show the departure sight distances for the intersections with Stop Control for stopped vehicle at Kentucky Ave as per AASHTO sight distance standards.

**TECHNICAL STANDARDS – PARKING:**

5. Washington St is a public ROW. Pavement markings for the on-street parking is not required and shall not be installed. This is to maximize the on-parking where permitted. Remove proposed striping and label for the on-street parking spaces from the plans.
6. Please show location of parking sign for handicap space on the plan.
7. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

**GENERAL NOTES TO ADD TO THE PLAN:**

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

**NOTES TO BE AMENDED:**

B. Note 8. On Cover sheet: Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

**Transportation Planning (Bill McDow)****TRAFFIC IMPACT:**

1. The project is located adjacent to the Future NCDOT TIP area for U-5729/ U-5734 the Carolina Beach Streetscape and Front Street Widening projects.

**TECHNICAL STANDARDS:**

1. The TIP Projects for U-5729/ U-5734 show the scheduled closure of intersection of Washington Street at Kentucky Avenue. Please consider adding a note that the change to Control Access, and creation of the dead end for Washington Street, will impact the Handicap Ramp, sidewalk and intersection configuration for this intersection.

**NCDOT (Nick Drees)**

- No driveway permit will be required as they are not connecting to an NCDOT road. An encroachment will be required for the sidewalk (believe we already have this).