CITY OF WILMINGTON NORTH CAROLINA

Memo

To: John Tunstall, Norris & Tunstall Consulting Engineers

From: Brian Chambers, Senior Planner; 910.342.2782

CC: File;

Date: 10/20/2020

Re: Flats at Hanover Center 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
Brian Chambers	Planning, Plan Review	Comments below
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Anna Reh-Gingerich	Stormwater	Comments attached

Planning Review
Brian Chambers, brian.chambers@wilmingtonnc.gov, 910.342.2782

Comments:

- Construction stamps/signature blocks are no longer necessary as we are approving plans electronically.
- Recombination plat must be recorded prior to final zoning approval.
- Add side and rear setbacks to data table. Be sure to show increased setbacks based on increased building height.
- Tree credit table identifies 78 tree credits and tree mitigation table identifies 79 tree credits.
- It is not clear which 13 trees are being planted to satisfy required mitigation. Symbol in legend is used on new and existing trees. Please just identify the 13 required to be planted for mitigation.
- Site plan indicates buildings will be 50 feet tall, a 40-foot tall building was used for foundation planting calculation, please reconcile.
- Provide conceptual lighting plan (Sec 18-257 (g)).

Project Name: Flats at Hanover
Formal TRC Date: 10/22/2020
Reviewer: Eric Seidel, PE
Department: Engineering – Plan Review Section

1. Application: Line Item 12: 62,185 sf of Newly Constructed Impervious Pavement seems high – please clarify. Also update impervious breakdowns located on Sheet C0.1 & Calculations.

2. Calculations System A-D: Total WQV Volume is shown as 27,738 cf while Supplement & Drawdown Calcs use 20,797 cf. Is this reduction based on the 75% capture component of the Contech Filter System?

3. Assure all routing is using a Type III storm event. Only submit back updated routing.

4. C1-1: Show Contech Stormfilter Vault locations.

5. Please consider providing an additional sheet for Storm Drainage and SCM / Detention System Only (Turn off existing & proposed contours, spots, utilities, etc.…). Provide labeling specific to the treatment system with references to Weir & Contech Details. A label describing that the outer piping is a different size than internal detention piping would also be helpful.

6. C1-1: Provide note for JB-17 that existing 30” CMP is to remain as an outfall and be tied to.

7. C1-1: Provide note for JB-30 that existing 24” RCP is to remain and be tied to.

8. C1-1 / 1-2: Assure inlets connect to Detention System. For example, CI-114 needs connection. How will direct connections be made without boxes proposed? Please provide detail.

9. C2-1: Show saw cut and pavement repair limits for all Utility and Storm Drain cuts within Park Avenue.

10. Details: Provide Trash Guard on all pipes entering detention system.

11. C4.6: Add additional dimensioning to Weir Box Details. System A-D Routing shows primary weir length as 12’, however the plans show the box being dimensioned at 15’ this would leave 1.5’ concrete structure walls…please clarify.

12. Drainage Area Map: Provide a Drainage Area Map for each SCM. Assure Offsite Drainage from Harris Teeter is also shown and accounted for.

Project Name: **Flats at Hanover Center**

Formal TRC Date: Oct 22, 2020

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

- It appears there is no hydrant within 150’ of the FDC on page C 2.2. Please add a hydrant or relocate the FDC to meet the code requirement.

Project Name: ***FLATS AT HANOVER CENTER (METRO PARK)***
Formal TRC Date: ***10.22.2020***
Reviewer Name: ***Mitesh Baxi***
Reviewer Department/Division: ***PDT/Traffic Engineering***

BASE INFORMATION:

- Show the existing crosswalk pavement markings and signs at both the intersections of Park Ave and St Johns Ct.
- Please coordinate with City Traffic Signs and Markings Manager prior to installation of any traffic signs or markings in public ROW.

TECHNICAL STANDARDS:

1. A gate is proposed at the access of eastern driveway of this development. A turnaround stub must be provided to avoid a vehicle backing into public ROW in an event of malfunction gate or any other reason. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [Sec.18-526 CofW LDC]
2. Provide a turning movement analysis of a largest vehicle entering this parking facility.
3. In-street pedestrian crossing sign and downward arrow (Signs shown within the crosswalk) is not required at the crosswalk on Park Ave and must not be installed.

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

Project Name: **FLATS AT HANOVER CENTER**
TRC Review Date: **10.22.2020**
Reviewer Name: **BILL McDow**
Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. Awaiting status of the variance request for the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII , C (4), pg 7-15 to 7-16 CofWTSSM]
2. The site has proposed gates near the western entrance at O2 Fitness, which appear to be in conflict with Fire Engine access at this gate, (vehicle appears to run over the curb). If the gates are blocking or hindering the Emergency vehicular routes, the width of the travel area beside the gates will need to be increased.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.

Project: Flats at Hanover Center
TRC Meeting Date: 10/22/20
Reviewer: Anna Reh-Gingerich
Department: Stormwater Services

To Whom It May Concern:

The Flats at Hanover Center project falls within the Burnt Mill Creek Watershed. Burnt Mill Creek is listed by the State for high chlorophyll and a poor benthic community. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Burnt Mill Creek and contribute to the current pollution problems.

My comments:

1. Thank you for using native plants! I would like to see more trees and vegetation incorporated into the landscaping, especially in the parking areas. A variety of sedges would be a really great addition to add more interest, stormwater absorption, and pollution filtration and actually require less maintenance than turf or other lawn-style grasses.
   http://hoffmannursery.com/assets/files/files/Hoffman_Nursery_Green_Infrastructure_Chart.pdf

2. I would recommend incorporating more pervious materials where possible or removing some parking (and adding in more landscaping!) so less stormwater will be generated and need to be managed.

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 improve infiltration on-site.

Thank you,

Anna Reh-Gingerich
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