

**To:** Mihaly Land Design  
**From:** Miranda G. Frantz, Associate Planner; 910-772-4133  
**CC:** File;  
**Date:** 5/13/2024  
**Re:** South Front Recreation TRC Rev. 1

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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
Miranda Frantz	Planning, Plan Review	Comments below
Rob Gordon	Engineering	Comments below
Robert Bentfield	Fire	No further comments
Randall Glazier	Traffic Engineering	No further comments
Bill McDow	Transportation	Comments below
Sally Thigpen	Urban Forestry	No comments provided

Miranda Frantz - Planning

- Show current topographical information based on mean sea level datum, with contour intervals of two feet or less.
- Show size of proposed islands.
- Show how the proposed plantings meet 20% shading coverage requirement per Sec. 18-481.
- Show method and location of solid waste disposal.
- Is lighting proposed?

Project Name: South Front Recreation Area  
Pre-TRC Date: 5/16/2024  
Reviewer: Rob Gordon, PE  
Department: Engineering

Plan Review Section Comments (Rob Gordon):

1. There is an issue with the way the impervious area is tabulated on the SWP application. I will explain in the TRC meeting.
2. The proposed gravel lot is considered pervious – it is currently listed as impervious on the SWP application and the plans. It would still be preferred to note the area of the gravel lot in the site data table.
3. Last time we were on site, the drop inlet at the intersection of Front/Greenfield was buried. That inlet will have to be uncovered/improved to accept drainage and prevent drainage currently flowing under the wall from draining across the sidewalk.

Project Name: **SOUTH FRONT RECREATION AREA**  
 TRC Date: **05.16.2024**  
 Reviewer Name: **BILL McDow**  
 Reviewer Department/Division: **PDT/Transportation Planning**

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**TECHNICAL STANDARDS:**

1. The site proposes to modify an existing parking lot to a 24-space parking lot and recreation area.
2. The proposed ITE Estimated Trip Generation Numbers for this project with the AM Peak Hour Total, PM Peak Hour Total and 24-Hour Daily Total for all proposed uses:

Land Use	Intensity	ITE Code	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Recreation Area, Tennis Court, proposed	4 Courts, (9,600 SF)	490	121	N/A	N/A	8	9

3. Based upon the estimated trips in the PM Peak Hour, a TIA is not required.
4. The site plans proposed placing a Southern Live Oak beside the handicap parking space, (near the driveway entrance), which may limit visibility at the entrance for the parking lot and recreation area. Please consider moving handicap parking space and/ or changing the type of tree to help with visibility.
5. The driveway entrance has large Oak Trees within the city 20'X70' Sight Distance Triangles. Please verify the trees do not block clear visual sight distance from 30" to 10' or obstruct the AASHTO Stopping Sight Distance at the driveway entrance.
6. As previously stated, the distance to the rear of the parking lot appears to exceed 150' without a vehicle turnaround. Please revise.

**Project:** South Front Recreation Area  
**TRC Meeting Date:** 8/17/2023 ; 5/16/24  
**Reviewer:** Anna Reh-Gingerich  
**Department:** Stormwater

To Whom It May Concern:

The South Front Recreation Area project drains to the Cape Fear River. Any additional stormwater capture on-site would help reduce the amount of stormwater runoff and pollution that could enter the Cape Fear River, which is currently listed by NCDEQ for exceeding the pH standard, having a poor benthic community, high copper levels, and low dissolved oxygen.

My comments:

\*NEW\*

1. Thank you for incorporating native muhly grass and Southern live oaks! Native plants require less maintenance (fertilizers, pesticides, water, etc.) than non-native plants to grow successfully since they are already acclimated to local conditions.
  - a. Is there a native turfgrass that could be used? A search on NC Extension Gardener Plant Toolbox returned these, but there might be more:  
[https://plants.ces.ncsu.edu/find\\_a\\_plant/?nc\\_region\\_id=1&plant\\_type\\_id=11&plant\\_type\\_id=19](https://plants.ces.ncsu.edu/find_a_plant/?nc_region_id=1&plant_type_id=11&plant_type_id=19)

*Carried over from Pre-TRC:*

2. Thank you for proposing permeable materials.
3. We encourage passive infiltration over green space or depressed bioretention areas (with curb cuts and overflows) to allow for even more infiltration and pollution treatment on the property where possible. Some examples are available at the following links:
  - a. Massachusetts "Green Parking" example: <https://www.mass.gov/service-details/demonstration-3-permeable-paving-materials-and-bioretention-in-a-parking-lot>
  - b. NCDEQ Stormwater Manual, Bioretention Cell Chapter: <https://deq.nc.gov/media/17536/download>
  - c. Filterra boxes (adding trees and stormwater management in one practice): <https://www.conteches.com/stormwater-management/biofiltration-bioretention/filterra>
  - d. ***Below are examples of bioretention, vegetated swales, and curb cuts.***



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/>

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 into the project.

Thank you,

**Anna Reh-Gingerich**

Watershed Coordinator - Heal Our Waterways Program

City of Wilmington Stormwater

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