

To: Jarrett Seinkbel
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 1/5/2021
Re: Splash and Dash Mayfaire

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
Nicole Smith	Planning, Plan Review	Comments below
Richard Christensen	Engineering	Comments below.
Chris Walker	Fire	Comments below
Mitesh Baxi	Traffic Engineering	Comments below
Bill McDow	Transportation	Comments below
Anna Reh-Gingerich	Stormwater Services	Comments below

Nicole Smith- Planning –
Site Plan Comments:

- Update zoning to CB(CD) on Sheet L-1.0
- Add canopy setbacks to the plan per Sec. 18-552.
- Clarify ownership in titles block.
- Clarify proposed building height.
- Update required rear setback according to height. Proposed setback is compliant.
- Revise parking calculations. Minimum is 1/600 sq. (7) Maximum is 20 per Sec. 18-528(d). Proposed is 11 plus 21 service spaces (please define). Proposed parking is code compliant.
- Note, if located in a flood zone and talk to zoning about potential issues per Sec. 18-646.
- Add the applicable prescribed conditions of Sec. 18-254 to the notes section.
- required.
- Add site triangles
- Provide proposed fence details

Tree Removal Comments:

- What is the 6 total under overall site tree plantings required?
- Identify Pine Species. Some Pines are significant at 24” per Sec. 18-456(b).
- Can 24” Gum and 24” Oak be saved?
- What are the trees identified as Tree 1-24?

Conditional District Comments:

- Sign permit will be obtained through Zoning as part of a separate process.

- Exterior lighting plan will be required to address condition # 9.

Landscape Plan Comments:

- Minimum dimension for required islands is 216 sf. Per Sec. 18-481. Additional understory tree required in 607 sf island.
- Provide dumpster screen details per Sec. 18-504.
- Perimeter landscape calculations in accordance with Sec. 18-482.
- Interior parking shading requirement per district is 20%. Proposed exceeds required.
- Foundation plantings required per Sec. 18-490.

Mitesh Baxi – Traffic Engineering

TECHNICAL STANDARDS:

1. Show the City's 20'x70' sight distance triangle to the driveway abutting the south-east property boundary as per below image. 20' is measured along the side of driveway at the property line. [Sec. 18-812 CofW LDC]. Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-556 CofW LDC].
 1. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e., islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. [Chapter VII, Detail SD 15-13 CofWTSSM]. Please contact Engineering division for this request, if not acquired yet.
 2. Sheet C 403 is showing a turning movement of a fire truck. Please clarify if it is the vehicle's bumper or wheels are overlapping the curb. Please revise if required.

NOTES TO BE AMENDED:

- a. City of Wilmington general note 7 on sheet C 401.1: 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.

Bill McDow, Transportation-

TECHNICAL STANDARDS

1. The site was part of the Cambridge Grocery TIA, which was approved for a 36,170 sf Grocery, 10,200 sf retail, and 10, 200 sf professional office. Please provide and update on the remaining uses for the site.
2. Please clarify how Fire and Rescue vehicles will enter and exit the site.

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

Richard Christensen – Engineering -

Engineering has reviewed the plans for the Splash N Dash Mayfaire project submitted November 24, 2020 for TRC review and have the following comments:

Stormwater Management Permit Application Form

3. II. Permit Information; #1: Uncheck 'Drainage Plan'. 'Offsite Stormwater System' need only be checked.
4. III. Contact Information:
 - a. 1: The Applicant needs to be changed from Arendelle Holdings, LLC to SND Mayfaire LLC and the Signing Official & Title changed from Jason Swain to Stephen Umstead.
 - b. 1a: Provide contact information for Stephen Umstead with SND Mayfaire LLC.

- c. 1b: Check the second box (Lessee) or third box (Developer), whichever is more accurate.
- d. 2 & 2a: Provide the Property Owners' information (Arendelle Holdings LLC) here.
- e. 3 & 3a: Delete Stephen Umstead's name and information from this section. You provide a different contact name, if desired, as this is optional.

1. IV. Project Information: #13: The drainage area to SCM #3 is over twice the footprint of the pervious pavers. Runoff from adjacent pervious areas shall be prevented from reaching the permeable pavement except for incidental, unavoidable runoff from stable vegetated areas. Is this the case? Is there truly 2,387 sf of pervious area unavoidably draining to the pervious pavers? Can this be reduced? At a minimum provide a drainage area map for both pervious paver areas.

Hydrologic Report

2. MDC 5: Stone Base: Provide Equation 1 (Aggregate Depth for the Design Storm(Dwq)).
3. MDC 8: Drawdown Time: The C-5. Permeable Pavement section of the NCDEQ Stormwater Design Manual was revised on 11/20/2020. The Drawdown calculation has changed. Please check that the design is still in compliance with the revised calculation.

Supplement

6. Complete the Drainage Area Information for the entire site and both permeable pavement areas.
7. General MDC from 02H .1050, #7: Answer 'No' to both.
8. General MDC from 02H .1050, #8: Provide an answer.
9. Permeable Pavement MDC from 02H .1055, #22: Provide the design volume of each SCM.
10. Permeable Pavement MDC from 02H .1055, #29: One of the SCMs has significant pervious runoff directed to it.
11. For Infiltrating Pavement Systems, #37: The infiltration rates are not accurate.
12. For Infiltrating Pavement Systems, #42: Enter the Drawdown time for each SCM.
13. Aggregate: Complete #44-47.

Civil Construction Plans

14. C801:
 - a. Pervious Pavers Detail: Add a note that states the 6" minimum base course - #57 stone is to be washed (free of fines).
 - b. Pervious Pavers Detail: Geotextiles are not recommended under the aggregate base in an infiltration design because they can accumulate fines and inhibit infiltration (NCDEQ Stormwater Design Manual; C-5. Permeable Pavement; Permeable Pavement Recommendation 2: Geogrids, Geotextiles and Geomembranes).
15. C806-C811: Please omit the CFPUA detail sheets from the plan set. The city does not sign off on CFPUA details.

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

Chris Walker-Fire Services-

Please add the following to Life Safety notes:

1. Fire hydrants to be installed per City of Wilmington ordinance and CFPUA Standards.

Anna Reh-Gingerich-Stormwater Services-

To Whom It May Concern:

The Splash N Dash Mayfaire 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. This watershed has 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 incorporating pervious pavers!
2. I would reiterate to see if more tree save could be incorporated especially in the areas of the landscape islands. Can the islands be expanded or some of the parking spaces reduced so that there is space to save more trees within the project boundaries?

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