

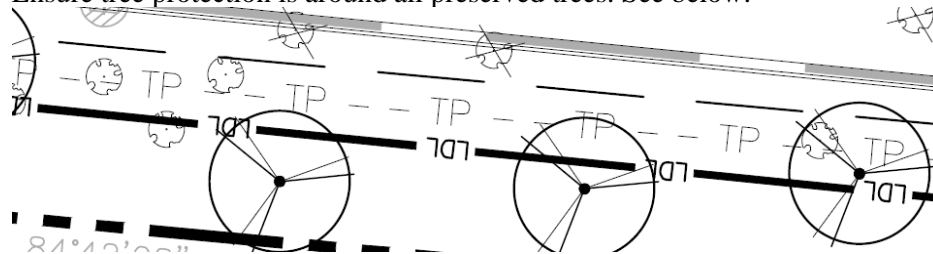
**To:** John Tunstall  
**From:** Pat O’Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 9/29/2020  
**Re:** Sunnyvale Flex Spaces TRC Rev. 1

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
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No further comments
Anna Reh-Gingerich	Stormwater Services	Comments attached

Pat O’Mahony- Planning – Attached

- Ensure tree protection is around all preserved trees. See below:



- Parking lot shading of 20% is required, calculations show 8%.
- 54 mitigation trees are required, but not shown on the plans. Any mitigation trees required as a result of the removal of protected tree(s) shall not be counted to meet the requirements of the street yard, buffers or interior parking requirements. These trees must be provided in addition to any tree required by this ordinance.

Project Name: Sunnyvale Flex Spaces  
Formal TRC Date: 10/01/2020  
Reviewer: Eric Seidel, PE  
Department: Engineering – Plan Review Section

1. Extend Public Sidewalk along Sunnyvale Drive up to Station 16+00. Assure existing 36" culvert & proposed 48" RCP are appropriately extended to accommodate sidewalk installation. Update Application page 3 and Site Data Table on Cover Sheet (C0) to account for the increase in Offsite Newly Constructed Impervious.
2. Provide construction cost estimate for remaining payment in-lieu sidewalk along Sunnyvale Drive & Bryan Road.
3. Sheet C4.4: Detention Pond Outlet Structure Detail: update 2" orifice elevation to 25.0'.

Project Name: **Sunnyvale Flex Spaces**

Formal TRC Date: Oct 1, 2020

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

Please address the following:

- Hydrant must be within 150' of the FDC (measured as the truck drives for practical use) It looks like BLDG(s) 1 & 4 does not meet the requirement. We discussed creating an access point for Fire Personnel (not apparatus) to make a direct hose pull for BLDG's 1 & 4 once the FDC was relocated to the west corner of BLDG4. By direct hose pull I am referring to protected access, for example striping a parking space in front of Building 4, installing two bollards so that FIRE run a supply line directly from the hydrant to the FDC. I think we may will have to have a further discussion

*Project Name: **SUNNYVALE FLEX SPACES***

*Formal TRC Date: **10.01.2020***

*Reviewer Name: **Mitesh Baxi***

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

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- Coordinate with Duke Energy if power pole/light pole within ROW requires relocation.
- Any existing streetlights must not be removed.
- ADA ramps are recommended at the end of internal sidewalks to maintain the accessible path around the buildings.
- If a handicap person is expected to access the dumpsters location, pavement markings showing an accessible route is recommended.

No further comments.

Project Name: **SUNNYVALE FLEX SPACES**

TRC Date: **10.01.2020**

Reviewer Name: **BILL McDow**

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

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**FORMAL TRC REVIEW**

**TECHNICAL STANDARDS:**

1. No Further Comments.

**Project:** Sunnyvale Flex Spaces  
**TRC Meeting Date:** 10/1/20  
**Reviewer:** Anna Reh-Gingerich  
**Department:** Stormwater Services

To Whom It May Concern:

The Sunnyvale Flex Spaces project drains to Barnards Creek. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Barnards Creek.

My comments:

1. Thank you for incorporating pervious parking stalls!
2. Since the wet pond has already been submitted as part of the stormwater permit, consider incorporating floating wetland islands to provide more nutrient removal. We are encouraging more practices to reduce the potential for toxic algal blooms, which pose a public health and safety risk. They fall under Design Variant 1 in the NCDEQ Stormwater Design Manual (page 15): <https://files.nc.gov/ncdeq/Energy%20Mineral%20and%20Land%20Resources/Stormwater/BMP%20Manual/C-3%20%20Wet%20Pond%2004-17-17.pdf>

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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