

To: Rob Balland
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 11/2/2015
Re: Sweeney Water Parking Expansion

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

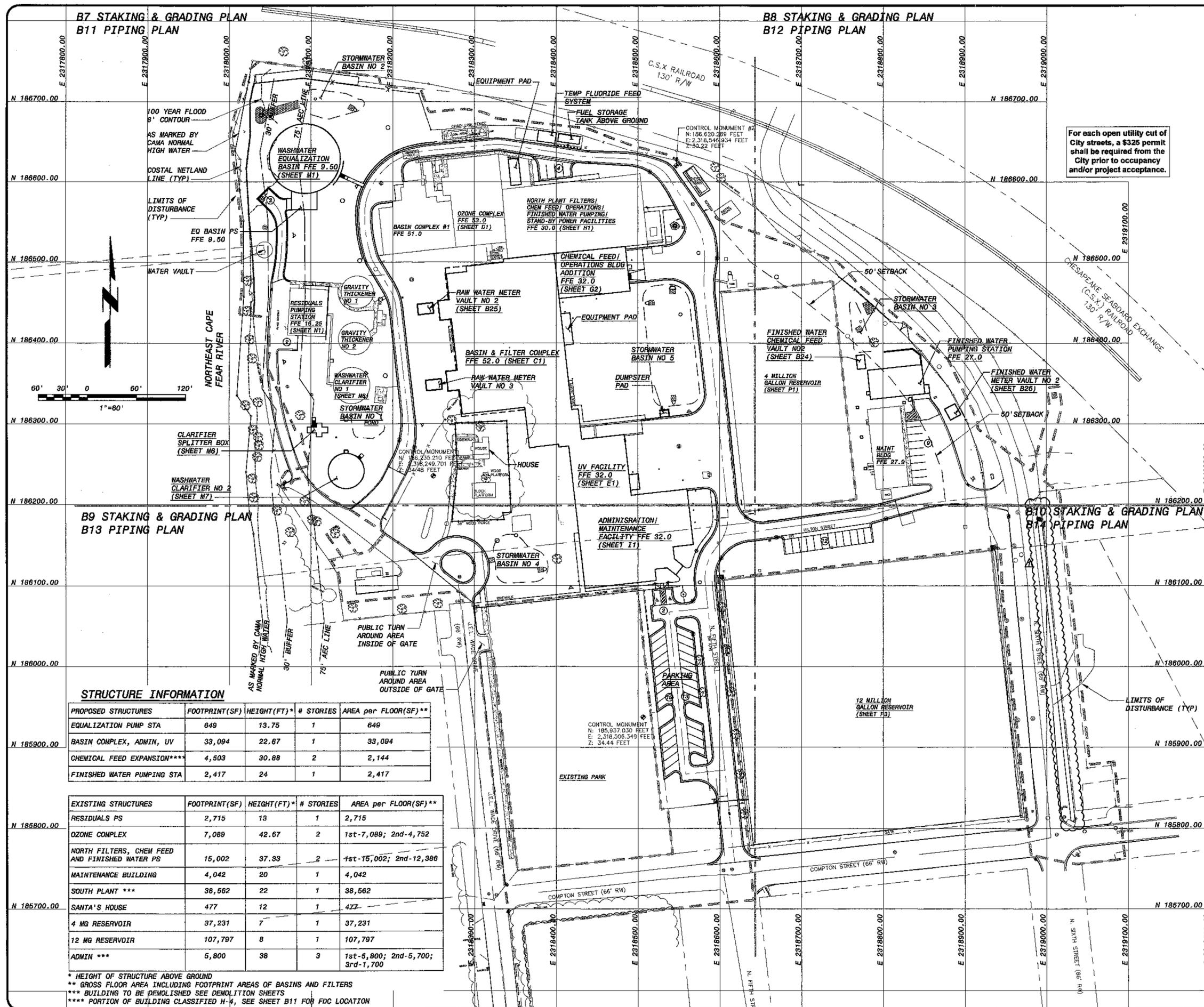
Site Plan Comments:

- Sec. 18-60 (c) (4): Show title block on each sheet:
 - name of development
 - Consider using “Sweeney Water Parking Expansion” so we don’t have duplicates since Sweeney water Plant has already been used.
 - address of the project
 - Show in title block.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - Show parking numbers for the entire site based on min and max.
 - I have the plan approved previously attached as an example.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - A tree removal permit is required.
 - Show proposed tree protection fencing and detail.
- 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:

- Please dimension all proposed landscape islands within the proposed lot to a minimum of 216 SF.
- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading spaces, automobile sales lots, driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:
- The legend will need to be tweaked for your planting schedule. Can you separate into four categories: 1. Large Shade Tree 2. Small Shade tree 3. Shrubs 4. Groundcovers.
- Sec. 18-462 (a): Show date of plan preparation.
- Sec. 18-462 (d) (2): Show both a graphic scale and a numeric scale

- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- 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.



LIMITS OF DISTURBANCE

TOTAL 10.98 ACRES

NOTE:
 LOD DOES NOT INCLUDE AREAS OF 12 MG RESERVOIR, 4 MG RESERVOIR, EXISTING BASIN COMPLEX, OZONE COMPLEX, FILTERS AND CHEMICAL FEED BUILDING, RESIDUALS PUMP STATION, AND EXISTING MAINTENANCE AS THESE BUILDING AREAS WILL NOT BE DISTURBED.

NC DENR PWSS WATER PERMIT # _____
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT # _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

Approved Construction Plan

Name: *J. J. Waters* Date: *8-20-08*
 Planning: *J. J. Waters* 8/21/08
 Public Utilities: *J. J. Waters* 8/21/08
 Traffic: *J. J. Waters* 8/21/08
 Fire: *J. J. Waters* 8-20-08

STORMWATER MANAGEMENT PLAN

APPROVED

CITY OF WILMINGTON
 ENGINEERING DEPARTMENT

DATE: *8/21/08* PERMIT # *2008035*
 SIGNED: *[Signature]*

SITE INFORMATION

FLOOD ZONE	X*
ZONING DISTRICT	LI
BUILDING SETBACKS	REQUIRED 50 FT, PROPOSED 9.40 ft
PROPERTY AREA	N/A, 12.43 AC
DRAINAGE AREA	N/A, 14.25 AC
PROJECT AREA (LOD)	N/A, 10.98 AC
SOILS	N/A, URBAN LAND
CAMA LAND USE	URBAN, URBAN
DELIVERY AREAS***	3, 3

IMPERVIOUS SURFACE IN DRAINAGE AREA

EXISTING	321,746 sf / 7.99 AC
EXISTING	51.8 %
POST DEVELOPMENT	316,531 sf / 7.27 AC
POST DEVELOPMENT	51.0 %
CHANGE IN IMPERVIOUS SURFACE	-5,215 sf / -0.120 AC
CHANGE IN IMPERVIOUS SURFACE	-0.8 %
NEW IMPERVIOUS AREA	125,120 sf / 2.87 AC
NEW IMPERVIOUS AREA	23.1 %

STRUCTURE FOOTPRINT

EXISTING	218,715 sf / 5.02 AC
EXISTING	40.4 %
PROPOSED	40,663 sf / 0.93 AC
PROPOSED	7.5 %

PARKING SPACES** 56, 56
HANDICAP SPACES 2, 2

BUILDING SIZES:

NEW CONSTRUCTION FOOTPRINT (INCLUDING BASINS) 1.44 AC. MAXIMUM HEIGHT ABOVE GRADE OF NEW CONSTRUCTION 28 FT. SEE STRUCTURE INFORMATION TABLE THIS SHEET

PROPERTY OWNER: CITY OF WILMINGTON
 PIN: 4117-001-001-000, 4805-003-001-000, 4117-001-004-000
 ZONING AND USE OF SURROUNDING AREAS: I.I, HI-INDUSTRIAL

NORTHEAST CAPE FEAR RIVER IS CLASSIFIED SC, SW

NO EXISTING OR PROPOSED THROUGHFARES, BIKE ROUTES, PEDESTRIAN TRAILS, OR TRANSIT FACILITIES ARE AVAILABLE ON THE PROPERTY

* INFORMATION GATHERED FROM FEMA MAP PANEL 3118K DATED JUNE 2, 2006

** CALCULATION BASED ON NON-RESIDENTIAL INDUSTRIAL USE OF SITE. REQUIREMENTS INCLUDE: 1 SPACE PER 1,000 SF MAXIMUM TO 1 SPACE PER 1,500 SF MINIMUM. PROPOSED BUILDINGS AND REMAINING EXISTING BUILDINGS (NOT INCLUDING 12 MG AND 4 MG RESERVOIRS AND HOUSE) EQUAL 84,290 SF. THEREFORE, MAXIMUM REQUIRED = 84 SPACES, AND MINIMUM REQUIRE = 56 SPACES

*** NUMBER OF REQUIRED DELIVERY LOADING AREAS BASED ON BUILDING AREA OF 50,000 SF - 99,000 SF

STRUCTURE INFORMATION

PROPOSED STRUCTURES	FOOTPRINT(SF)	HEIGHT(FT)**	# STORIES	AREA per FLOOR(SF)**
EQUALIZATION PUMP STA	649	13.75	1	649
BASIN COMPLEX, ADMIN, UV	33,094	22.67	1	33,094
CHEMICAL FEED EXPANSION****	4,503	30.88	2	2,144
FINISHED WATER PUMPING STA	2,417	24	1	2,417

EXISTING STRUCTURES	FOOTPRINT(SF)	HEIGHT(FT)**	# STORIES	AREA per FLOOR(SF)**
RESIDUALS PS	2,715	13	1	2,715
OZONE COMPLEX	7,089	42.67	2	1st-7,089; 2nd-4,752
NORTH FILTERS, CHEM FEED AND FINISHED WATER PS	15,002	37.33	2	1st-15,002; 2nd-12,366
MAINTENANCE BUILDING	4,042	20	1	4,042
SOUTH PLANT ***	38,562	22	1	38,562
SANTA'S HOUSE	477	12	1	477
4 MG RESERVOIR	37,231	7	1	37,231
12 MG RESERVOIR	107,797	8	1	107,797
ADMIN ***	5,800	38	3	1st-5,800; 2nd-5,700; 3rd-1,700

* HEIGHT OF STRUCTURE ABOVE GROUND
 ** GROSS FLOOR AREA INCLUDING FOOTPRINT AREAS OF BASINS AND FILTERS
 *** BUILDING TO BE DEMOLISHED SEE DEMOLITION SHEETS
 **** PORTION OF BUILDING CLASSIFIED H-4, SEE SHEET B11 FOR FDC LOCATION

1 KTH BEL/APP
 1 IND. BY CK/APP

8/11/08 REVISED PER ADDENDUM NO. 3
 DATE: 8/11/08
 CYCNET ID: 145726-002-WPUP-C-HOODKOKR4
 W/FILE: B06.AMG
 SAVED: H08/12/08 9:01:22 AM
 PLOTTED: 8/14/2008 8:32:07 AM Batch PLOC
 USER: LAB55554 DWS 10/14/13

BLACK & VEATCH
 Building a world of difference

Black & Veatch International Company
 8520 Cliff Cameron Drive, Suite 210
 Charlotte, North Carolina 28269
 9000 Revenney Parkway, Suite 200
 Cary, North Carolina 27518

CITY OF WILMINGTON, NORTH CAROLINA
SWEENEY WATER TREATMENT PLANT EXPANSION

SITework
OVERALL SITE PLAN

DESIGNED: RWK
 DETAIL: JWP
 CHECKED: DWW
 APPROVED: *[Signature]*
 DATE: *8-20-08*

PROJECT NO. 145726
B6
 SHEET 27 OF 509