

**To:** Howard Resnik, PE  
**From:** Pat O'Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 12/17/2021  
**Re:** Switchyard TRC Rev. 3

---

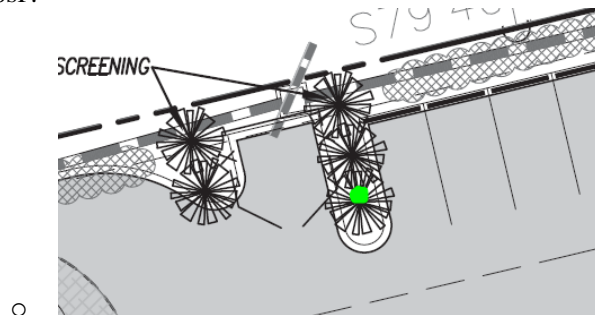
The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	Comments below
Eric Seidel, PE	Engineering	No further comments
Chris Walker	Fire	No further comments
Bill McDow	Transportation	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached

**Pat O'Mahony – Planning**

**Landscape Plan Comments:**

- Canopy trees required at the end of the parking rows shown below. Is the parking island 216sf?



- No further comments.

Project Name: **SWITCHYARD**

Formal TRC #3 Date: **12.09.2021**

Reviewer Name: **Mitesh Baxi**

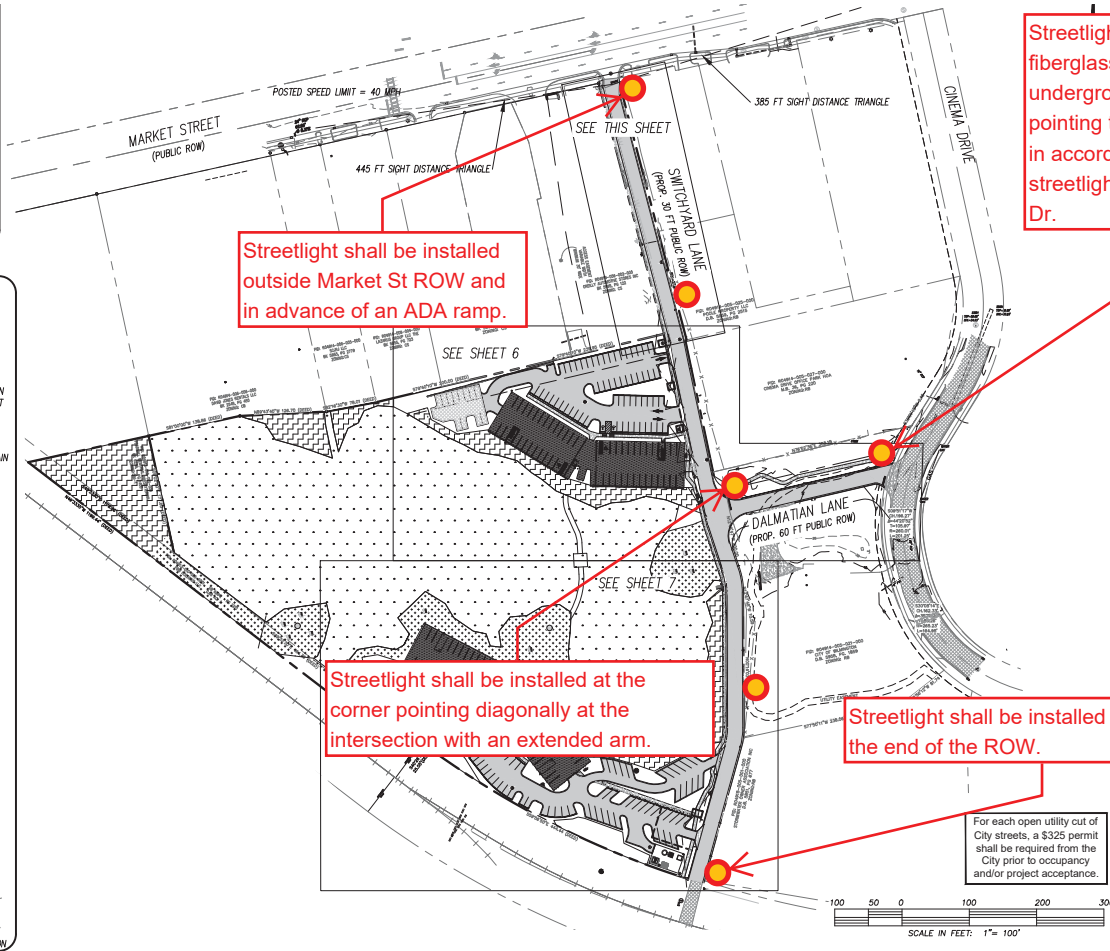
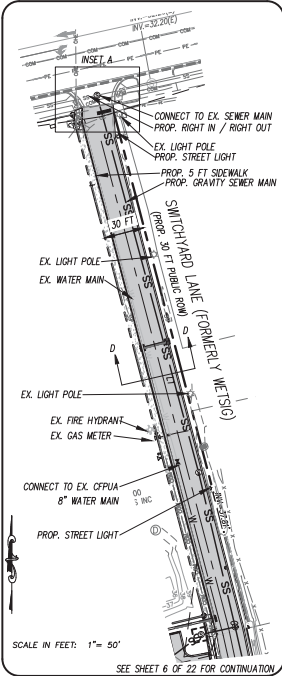
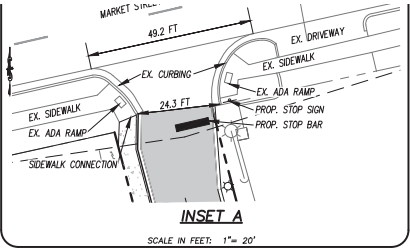
Reviewer Department/Division: **PDT/Traffic Engineering**

---

**COMMENTS:**

1. Keynotes arrows at the intersection of Dalmatian Ln and Switchyard Ln are not pointing appropriately to an entity.
2. If crosswalk markings are not proposed for this project, please remove the note from the table and label from plan at the intersection of Dalmatian Ln and Switchyard Ln.
3. A revised streetlighting layout is attached with this review. Get Duke Energy to update their plan accordingly.

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



Streetlight shall be installed outside Market St ROW and in advance of an ADA ramp.

Streetlight shall be installed at the corner pointing diagonally at the intersection with an extended arm.

Streetlight shall be installed at the end of the ROW.

Streetlight shall be LED50 on fiberglass pole served from underground services and pointing towards Cinema Dr in accordance with existing streetlight layout on Cinema Dr.

EX. BUILDING	= 2,029 SF
EX. CONCRETE	= 4,808 SF
<b>TOTAL:</b>	<b>= 6,837 SF</b>
EX. BUILDING AND CONCRETE TO BE REMOVED	
PROPOSED IMPERVIOUS:	
BUILDING	= 40,323 SF
PARKING	= 62,219 SF
*SIDEWALK	= 5,502 SF
FUTURE	= 502 SF
<b>TOTAL:</b>	<b>= 108,546 SF</b>
*LOCATED OUTSIDE OF ROW	
108,546 / 452,279 =	0.240 OR 24%
SWITCHYARD LANE = 26,682 SF	
SWITCHYARD LANE SIDEWALK	= 7,342 SF
DALMATIAN LANE	= 4,784 SF
DALMATIAN LANE SIDEWALK	= 1,399 SF
<b>TOTAL:</b>	<b>= 42,207 SF</b>

**BUILDING DATA:**

NUMBER OF BUILDINGS = 4  
(144) - 1 BEDROOM UNITS; 36 EACH BUILDING  
(48) - 2 BEDROOM UNITS; 12 EACH BUILDING

BUILDING HEIGHT = 54 FT  
BUILDING CONSTRUCTION TYPE = V-A  
NUMBER OF STORIES = 4

SQUARE FOOTAGE PER FLOOR	GROUND	1ST	2ND	3RD	4TH
BLD 1-2	19,568	19,568	19,568	19,568	19,568
BLD 3-4	19,707	20,069	19,828	19,828	19,828

**SOILS ON SITE:**  
SE - SEBATE FINE SAND  
SCS SOIL GROUP "S" PER USDA SOIL SURVEY WEBSITE

BUILDING USE = RESIDENTIAL APARTMENTS  
BUILDING AREA: 40,323 SF (FOOTPRINT)  
LOT COVERAGE: 40,323 SF / 452,279 SF = 0.089  
PROPOSED 9% BUILDING LOT COVERAGE

**SETBACKS:**

REQUIRED (FT)	PROVIDED (FT)
FRONT	40
SIDE	30
REAR	35

SEC. 18-184(F)(2) ADDITIONAL SETBACK REQUIRED PER BLDG HEIGHT ABOVE 35 FT.

- HEIGHT PROPOSED = 54 FT (54 - 35 = 19) 19 FT
- (FIRST 10 FT ABOVE 35) = +4 FT OF SETBACK
- (10.1 TO 30 FT ABOVE 35) = +6 FT OF SETBACK
- ADDITION SETBACK FOR HEIGHT ABOVE 35 FT = 10 FT

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**Switchyard Standard Street Lighting Plan**

1. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
2. Streetlights will be reviewed through the subdivision process and must meet criteria established in City's Street Lighting Policy.
3. Street trees must be located a minimum of 15 feet from street lights. [CofW SD 15-17]
4. All the street light shall be installed within the public ROW.
  - Proposed locations of minimum required 6 (Six) LED 50 street lights.
  - This layout is subject to change based on the field verification by DEP.

**CSD ENGINEERING**  
LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL  
P.O. BOX 4041  
WILMINGTON, NC 28406  
(910) 791-4441

OVERALL SITE PLAN  
**SWITCHYARD**

SWITCHYARD  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA  
OWNER: PRW HOLDINGS, LLC  
18 PALMETTO DRIVE  
WRIGHTSVILLE BEACH, NC 28480

PROFESSIONAL SEAL  
12-2-21  
000548483

12-2-21	DATE
---------	------