

To: Howard Resnik, CSD Engineering
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 1/3/2023
Re: The 606 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
Brian Chambers	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Sally Thigpen	Urban Forestry	Comments attached

Planning Comments:

- Recombination plat will be needed to avoid issues with maximum setbacks and residential density. *Standing comment*
- Correction: Maximum building height in UMX district is 45 feet. If you intend to use the infill and redevelopment provisions (Sec. 18-464) for increase height provide reference/note in site data table.
- Pervious pavement materials, vegetated bio-infiltration parking lot islands, or infiltration systems shall be used to minimize pollutant run-off from surface parking areas to the extent that soil permeability, depth to ground water, or site constraints allow. *Please note method on plan.*
- Landscape plan required. *This was overlooked at acceptance.*
- See Table 18-326 for required landscaping for expansions.
- Street trees will be required along Castle Street if not already in place.

Engineering has reviewed the TRC submittal for The 606 and offers the following comments:

1. Revise the hatching and callouts to differentiate between the existing pervious pavement and existing asphalt.
2. Show the area of pervious pavement that will be removed and replaced for the installation of the Contech Stormfilter system.
3. Provide a cross section detail for the replacement pervious pavement. The approved plans for the existing pervious pavement show 6 inches of pervious pavement with 6 inches of washed no. 57 stone base.
4. The existing pervious pavement to remain must be restored and recertified prior to construction release. Many sections of the existing pervious pavement appear to be clogged and in very poor condition.
5. A portion of the parallel parking being demolished is existing pervious pavement. Please include this area as pervious pavement to be demolished on Sheet 3 and in the required treatment area calculation on Sheet 4 /calculations package.
6. Revise the site data table and stormwater permit application form to factor in the 75% pervious pavement (25% impervious) in both the existing impervious and proposed impervious totals.
7. The stormwater permit application form, Sect. IV, #10 should equal the impervious area amount that will require stormwater treatment.
8. Please submit an O & M agreement form for the pervious pavement.
9. Revise the vicinity map. The site is located at the corner of 6th St. and Castle St.
10. 6th St. will need to be demolished and replaced as one whole section for the utility connections. 6th St is a brick street and should be replaced to match the existing brick. Contractor should coordinate with the ROW inspector. Please provide a callout.

Project Name: **The 606**

FORMAL TRC Date: January 5, 2023

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

- Fire apparatus access road shall be no less than 14' for one way. I cannot discern from the plan if you have the minimum width throughout the entire access through the site.

Project Name: **THE 606**

Formal TRC Date: **01.05.2023**

Reviewer Name: **Mitesh Baxi**

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

EXISTING:

- Show existing on-street parking striping.
- Existing streetlight shall be called out as 'Streetlight'.

TECHNICAL STANDARDS – PARKING:

1. Dimension the angle of proposed angled parking spaces. [Chapter VII Table 6 of CofWTSSM]
2. Traffic sign should be installed to regularize internal drive aisle traffic circulation.
3. Install wheel stop to prevent vehicle encroachment beyond property lines into rights-of-way, pedestrian ways, or traffic aisles. [Sec. 18-344 (B) (8) CofW Updated LDC]
4. Provide a turning movement analysis of a largest vehicle accessing this parking facility.
5. Please show location of accessible aisle, ramp(s) and parking signs for handicap spaces.
6. Note/label the plan with spot elevations that clearly indicate the accessible route from the handicap space(s) to the building. [Sec. 18-529(b)(2) CofW LDC] [Sec. 18-588 CofW Updated LDC].

GENERAL NOTES TO ADD TO THE PLAN:

- A. Any required installation or relocation of traffic signs/pavement markings is the responsibility of the project developer. Please coordinate with City Traffic Signs and pavement markings Manager/ Supervisor prior to installation/relocation of any traffic signs or markings in existing or proposed public ROW.

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

Project Name: **THE 606**
 TRC Date: **01.05.2023**
 Reviewer Name: **BILL McDow**
 Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site has proposed a 1,140 SF Strip Retail and 30-unit MF-L apartments, mixed use development at 604, 606 and 606 ½ Castle Street.
2. The proposed trip generation numbers are incorrect. Please provide the ITE Estimated Trip Generation Numbers, (ITE Trip Generation Manual 11th Edition) 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
Commercial, existing, **** SF							
Strip Retail, 1,140 SF	1,140 SF	822					
Multi-Family Low, Proposed	30 units	221					

3. If the estimated Trip Generations exceed 100 Trips in the AM Peak Hour or PM Peak Hour, a TIA may be required.
4. The drive aisle to building 2, appears to be greater than 150'. An emergency vehicle turnaround may be required.
5. Ten (10) of the proposed building 1 angled parking spaces extend beyond the building line. Please clarify how the building and parking spaces will be designed.
6. The proposed building 1 angled parking area appears to be less than the requirements of the city Technical Standards for angled parking spaces. Please revise. [\[Table 6, page 7-19, City of Wilmington Technical Standards\]](#)
7. The project is along a bike route that connects to the Cross City Trail. Please consider adding bicycle parking for the new development.

Please feel free to contact me, if there are any questions regarding these comments.

Brian Chambers

From: Sally Thigpen
Sent: Friday, December 30, 2022 12:56 PM
To: Brian Chambers
Cc: Aaron Reese
Subject: Urban Forestry: Formal TRC Review - The 606 - 606 Castle Street

Brian,

Urban Forestry: Formal TRC Review - The 606 - 606 Castle Street

1. Sheet 4 of 10 tree save/remove
 - a. On the tree save list the following may be removed without penalty because they are invasive species:
 - i. Bradford pear and Ligustrum
 - ii. Please confirm the species on tree #14. 21" Ligustrum is very unlikely.
2. For trees to remain show tree protection fencing to encompass the critical root zones to scale on the plan.
3. Include required landscaping and City of Wilmington tree planting standard detail.

Thank you,

Sally Thigpen
City of Wilmington
Community Services Assistant Director
910-765-0593

[Parks & Recreation | City of Wilmington, NC \(wilmingtonnc.gov\)](https://www.wilmingtonnc.gov)