

**To:** Howard Resnik, PE  
**From:** Pat O’Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 4/21/2020  
**Re:** The Crown Formal 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
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	Approved, No further comments

**Site Plan Comments (Pat O’Mahony, Planning):**

- Surface parking lots visible from the public right-of-way shall be screened by permanent walls, shrubbery or hedges at least three (3) feet in height. If hedges or shrubbery are used, they shall be at three (3) feet in height at the time of planting and shall be maintained at three (3) to five (5) feet in height at all times.
- Payment-in-lieu of tree plantings, equal to the cost for the required trees, including materials and installation, shall be paid by the developer into the City of Wilmington tree improvement fund.
- Encroachment agreements. An encroachment agreement shall be required for any projection into the right-of-way, such as balconies and door swings. The encroachment agreement must be approved prior to construction release or issuance of a building permit. Application for any encroachment must be made to the City Engineer for review and the format of the encroachment agreement shall be determined and approved by the City Attorney. Official approval of such agreement shall be by resolution of the City Council. De minimus encroachments including gutters, fabric awnings, door swings, architectural elements less than twelve (12) inches in depth, signs, and sub-grade structural elements are approved or denied by the City Engineer.

**Traffic Engineering (Mitesh Baxi):**

- Revise to accurately illustrate the existing traffic control signs off S 10th St on the site plan. There are existing ‘No parking’ signs along S 10th St. abutting this development. Please show those on the plans.  
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>

- A separate review is not required and the required information can be included in the final submission. Please let me know if you have any questions or if I can be of further assistance.

**Transportation Planning (Bill McDow):**

**TECHNICAL STANDARDS:**

1. The chart for the proposed Land Uses and estimated Trip Generation for the for the Commercial Units and Residential Units appears to be missing from the Site plan.
2. If the proposed land usages generate trip generations that exceed 100 new trips the site may have to provide a TIA.
3. No Further Comments.

**Engineering (Trent Butler):**

1. Variance response letter attached.
2. The pervious pavement should moved to the north side of the parking lot. Being further from the building, there will be less traffic/parking on these spots. This will preserve the structural integrity of the pavement and keep it functioning as pervious.
3. The pervious pavement does not meet NCDEQ MDC's. Therefore, it should not receive pervious credit. Please revise the stormwater permit application to count the pervious pavement as impervious pavement area (SW Permit App.,Sect. IV, #8 - 13). In other words, the total onsite newly constructed impervious surface should be 9,221 sf.
4. All building runoff should be directed to the roof drain tie-in with the existing catch basin on Castle St. Please revise the note on the grading plan (sheet 4) to make this clear, the note talks about roof drains but not all roof/building runoff. Otherwise, please provide a drainage area map.
5. If the single roof drain downspout is located within the Castle St. ROW, an encroachment agreement will be required with the City.

**Fire (Chris Walker):**

- No Comments from FIRE.



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Via e-mail: [mike@csd-engineering.com](mailto:mike@csd-engineering.com)

April 13, 2020

Mr. Mike Broyhill  
3805 Cherry Avenue  
Wilmington, NC 28403

Re: Administrative Variance Request – The Crown

Dear Mr. Broyhill:

On behalf of the City Engineer, I have reviewed your request for a waiver and rendered the following decision:

**Drive Aisle Width**  Granted  Denied

**Technical Standard:** Chapter VII (Traffic Engineering), Section D. 4. Table 6: 90-degree angled parking shall have a minimum aisle width of 24 feet.

**Description:** The applicant seeks relief from the minimum 24 feet aisle width for 90-degree angled parking. A 22 ft aisle width is proposed.

**Justification:** The developer wishes to promote a residential feel to the project. Majority of the project will be constructed for residential use.

**Driveway Width at Property Line**  Granted  Denied

**Technical Standard:** Chapter VII (Traffic Engineering), Section C 1.b. Table 3: Two-way driveway shall be a minimum of 23 feet in width at the property line.

**Description:** The applicant seeks relief from the minimum two-way driveway width. A driveway width of 16 feet is proposed.

**Justification:** The developer wishes to promote a residential feel to the project. Majority of the project will be constructed for residential use.

Please contact me at [trent.butler@wilmingtonnc.gov](mailto:trent.butler@wilmingtonnc.gov) if you have any questions.

Sincerely,

Trent Butler, PE  
Staff Engineer

cc: David Cowell PE, City Engineer, City of Wilmington  
Patrick O'Mahony, Associate Planner, City of Wilmington