

# Memo

**To:** Dan Fisk, Paramounte Engineering  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 1/3/2023  
**Re:** The Pointe Tract 1 Parcel D Phase II Apartments TRC Rev 1

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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	Comment below
Eric Seidel	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:

- Provide lot coverage percentage for the RB(CD) area (max. 40%).
- Provide proposed building height in site data table.
- Provide total unit count in site data table.
- Include required setbacks for the additional height over 45 feet. Show as minimum required.
- Provide building lot coverage for Tract 1 Parcel D only. No other lot coverages are needed.
- Provide density calculation (max. 17 units per acre) across site.
- Open space cannot include any required landscape areas. This includes required streetscape (along Independence Blvd, S. 17<sup>th</sup> St, and Gallery Park Blvd), required foundation planting areas (Parcel D and across the site), and parking lot landscaping, islands (across the site).
- Minimum parking for CDMU (76.5% residential) is 1.5/1 bed, 2/2 bed, 2.5/3+ bed.
- Provide total number of parking spaces included on Tract 1 Parcel D, total number of spaces needed via shared parking agreement, and provide copy of shared parking agreement.
- Building elevations must contain architectural treatments for delineating the base, middle, and top of the building. Please confirm compliance.
- Bicycle parking must be dispersed across the multiple entrances to the building.
- Identify designated parking spaces for motorcycle/moped parking (See Sec. 18-344 A. 1.) and electric vehicle parking (See Sec. 18-344 A. 2.)
- Parking lot shading requirement only applies to the surface parking areas associated with this site.
- Reference approved landscape plan for ‘The Pointe at Barclay Building 7’ for the required streetyard/streetscape landscaping along Independence Boulevard.

- Provide/label minimum area for all landscape islands (min. 1,000 cubic feet, 333 sq ft).
- Each parking lot island, median, or peninsula shall be planted with at least one canopy tree and vegetative ground cover.
- Canopy trees must be 2 inch caliper at planting, please correct planting schedule.
- Provide copy of POA documents and architectural controls for building design.
- Provide copy of covenants that shows compliance with SRB Condition for off-peak loading requirement (Waiver 'i' on SRB approval letter dated 12/16/15).
- TIA approval letter will be required prior to construction release.
- Any sign will require separate permit though zoning.

Project Name: The Pointe Apartments

Formal TRC Date: 01/05/2023

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Re-align existing public sidewalk to avoid grading / infrastructure conflicts. Please avoid proposing a retaining wall within the PDE as it would be considered a major encroachment. If the sidewalk is within 3' of the existing ditch Top of Bank a pedestrian cable rail fencing will be required.
2. Consider using a higher-class RCP for MH308 – MH307 connection.
3. Application: Page 4 of 6 does not need to be filled out for Offsite Wet Pond. Please leave blank.

Project Name: **The Pointe Tract 1 Parcel D - Phase II Apartments**

FORMAL TRC Date: January 5, 2023

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

Please address the following:

- Dead end fire apparatus access greater than 150' requires an approved fire apparatus/emergency vehicle turnaround. Garage access drive exceeds 150'.
- All exterior portions of the building must be within 200' of a department access road for sprinklered buildings. Independence Blvd is a main thoroughfare, and I will not allow it to be used as Fire Department access to the building. There is a possibility to add an external (dry) horizontal standpipe to make up the necessary distance to meet the intent of the code.
- Water flow analysis is recommended to determine the correct water main size to meet sprinkler system demand and fire flow requirements due to the size of the project. I'm only adding this comment based on I only see one hydrant added to serve the FDC and one on the corner Gallery Park & Stone Crop.

Project Name: **THE POINTE TRACT 1 PARCEL D - PHASE II APARTMENTS**

Formal TRC Date: **01.05.2023**

Reviewer Name: **Mitesh Baxi**

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

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**BASE INFORMATION:**

- Accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings for the intersection of Independence Blv and Gallery Park Blv on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements.
- Callout existing streetlights in the vicinity of this development.
- Clarify if the light at the corner of Independence Blv and Gallery Park Blv is existing or proposed.

**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 POINTE PHASE 2 TRACT D APARTMENTS**

TRC Date: **01.05.2023**

Reviewer Name: **BILL McDow**

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

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**TECHNICAL STANDARDS:**

1. The site has proposed a 299 Unit, Multi-Family project at 3501 Independence Blvd.
2. The Pointe Apartments Phase 6 TIA was scoped for 290 units; however, the site plans have 299 units and the estimated trip generation have 300 units. Please clarify the intensity and land uses for the project scope and TIA.
3. The TIA must reflect the current land use and intensity. Please contact Scott James, PE at (910) 473-5130, [scott.james@wilmingtonnc.gov](mailto:scott.james@wilmingtonnc.gov) to discuss changes to the TIA.
4. The TIA for this project is under review. The project will be required to implement the improvements in the TIA.
5. The site plans show the ITE Estimated Trip Generation Numbers for the project, (shown as 300 dwelling units) 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
Residential, Multi-Family, Proposed	300 units	221	1,385	28	92	71	46

6. Please label the proposed internal stem length for the driveway along Gallery Park Blvd.
7. The site plans show sidewalk along Independence Blvd as existing. Please install the public sidewalk along the Independence Blvd frontage of this site.
8. Please show the ingress and egress of vehicles into the parking deck.
9. The proposed entrance to the parking garage (Stone Crop Drive) appears to be missing traffic control devices and markings. Please revise.
- 10.

## Brian Chambers

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**From:** Sally Thigpen  
**Sent:** Friday, December 30, 2022 12:13 PM  
**To:** Brian Chambers  
**Cc:** Aaron Reese  
**Subject:** Urban Forestry: Formal TRC Review - The Pointe Apartments Tract 1 Parcel D - aka Phase II Apartments - 3501 Independence Blvd.

Brian,

### **Urban Forestry: Formal TRC Review - The Pointe Apartments Tract 1 Parcel D - aka Phase II Apartments - 3501 Independence Blvd.**

1. Please include City of Wilmington Tree Protection and Critical Root Zone details. Show on plan for trees to remain. The detail for protection at the dripline is incorrect C-6.01.
2. L 1.0 planting schedule: update size for canopy trees to 2" caliper minimum and understory trees 8' minimum height requirement
3. Tree planting detail is adequate. Generally please use City of Wilmington 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/parks-recreation)