

Memo

To: <Applicant Name>
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 4/19/2021
Re: Wilmington Health

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
Nicole Smith	Planning, Plan Review	See attached comments.
Richard Christensen	Engineering	See attached comments.
Chris Walker	Fire	See attached comments.
Mitesh Baxi	Traffic Engineering	See attached comments.
Bill McDow	Transportation	See attached comments.
Jeff Theberge	CFPUA	A utility plan is required to be submitted to CFPUA for plan review.

Engineering has reviewed the plans for the Wilmington Health project submitted March 18, 2021 for TRC review and have the following comments:

General

1. The Stormwater Payment In Lieu is still outstanding and must be paid before construction release. I understand that the PIL will be phased so please submit the PIL with explanation of how it is to be phased.

Stormwater Management Permit Application

2. II. Permit Information; #1: Only the 'Offsite Stormwater System' needs to be checked. Because an editable version was submitted, I can uncheck the 'High Density' box for you.
3. III. Contact Information; #1: Verify that the email address provided (mstewart@summithg.com) is the correct email address for Joseph S. Joseph, the registered agent.
4. III. Contact Information; #2: Explain why Jonathan S. Hines is listed as the property owner in this section, but Christopher D. Bunch signed the Property Owner Authorization section on page 6? Typically, the name is the same.

Plans

5. Sheet 2 and 3 of 8: All city standard details must be the most recent downloaded version found on the city website. Details must have the City titleblock. There also appears to be some duplicate details.
6. Sheet 3 and 4 of 8: Remove all CFPUA details. The City does not sign/approve them.
7. Sheet 6 of 8:
 - a. All off-street parking areas, except those serving a single-family or two-family housing unit, shall be arranged so that ingress and egress is by the forward motion of the vehicle. It appears that vehicles accessing the dumpster would back into the public r/w, which is not allowed by city code. Either show Autoturns that demonstrate the garbage truck will not enter the right-of-way in the reverse motion or relocate the dumpster area to a different area on-site to eliminate the issue altogether. Variances cannot be granted for City Code.
 - b. No meter boxes, cleanouts, manholes, etc. should be placed in sidewalks or driveways due to the potential for differential settlement (between structures and sidewalks), or displacement of covers, that may create a tripping hazard and the fact that these structures present challenges for proper jointing of concrete slabs. In the event, that it is unavoidable, realignment of sidewalks may be needed. Sidewalk may need to be realigned particularly along Glen Meade. The City prefers a minimum of 18" between structures and edges of sidewalk. The short section of sidewalk at the far end of the Yaupon frontage may have some challenges with existing structures.
 - c. Show the sidewalk section of the driveway aprons.
8. Sheets 6 and 7 of 8: Both sheets are labeled as the 'Site Plan'.
9. TS-1: Can any of the trees be saved in the middle landscape island near the Glen Meade entrance?

Please call or email if there are any questions. Thank you.

Project Name: **Wilmington Health**

Formal TRC Date: April 22, 2021

Reviewer Name: Chris Walker

Reviewer Department/Division: Fire

Please address the following comments:

- Fire apparatus access road shall be no less than 20' in width. (14' for one way) The One Way lane between the Mobile Imaging Lab Access Pad and the street yard does not meet the width requirement.

Project Name: **(WILMINGTON HEALTH) 1305 GLEN MEADE RD**

Formal TRC Date: **04.22.2021**

Reviewer Name: **Mitesh Baxi**

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

TECHNICAL STANDARDS – DRIVEWAY ACCESS:

1. A wheelchair ramp at corner of Glen Meade Rd and Yaupon Dr shall be installed in accordance with NCDOT and/or City standards. Show the detail for the type of the ramp. [[Chapter II \(E\) \(6\) of CofWTSSM](#)].

TECHNICAL STANDARDS – PARKING:

2. A 'Do not enter' signage is recommended at the exit of one-way aisles for drop-off and loading zones.
3. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [[Sec.18-526 CofW LDC](#)]. This is pertaining to area near 'Gen. Pad' in the vicinity of the driveway off Yaupon Dr.
4. Provide a turning movement analysis for fire truck, trash truck accessing this facility. Include the area near 'Gen. Pad' in the vicinity of the driveway off Yaupon Dr.
5. Dimension handicap parking spaces. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
6. Revise International symbol of Accessibility parking space marking and show it correctly oriented as per fig. 3B-22 of MUTCD.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Street trees must be located a minimum of 15 feet from streetlights. [[CofW SD 15-17](#)]
- B. Any required installation or relocation of traffic signs is the responsibility of the project developer. Please coordinate with City Traffic Signs and Markings Manager or supervisor prior to installation or relocation of any traffic signs or markings in public ROW.

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

Project Name: **WILMINGTON HEALTH MEDICAL OFFICE**

TRC Date: **04.22.2021**

Reviewer Name: **BILL McDow**

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

TECHNICAL STANDARDS:

1. The site has proposed a 24,706 SF Building for a Medical Office at 1305 Glen Meade Road.
2. The Site data table shows a 19,882 SF Building and a future expansion of 4,824 SF for the project. Please clarify the SF for the proposed ITE Estimated Trip Generation Numbers.
3. The dumpster pad and loading area do not appear to have adequate driveway stem to allow for vehicle servicing, without operating on the sidewalk area. Please increase this driveway length or consider moving the dumpster and loading zone to another area.
4. The site is located adjacent to an approved transportation plan for Sharrow Bike Lane markings on Glen Mead Road and Yaupon. Please show the markings on the site plan.
5. Please show Bicycle parking on the site plan.

Please let me know if you have any questions regarding the comments.

Project: Wilmington Health
TRC Meeting Date: 4/22/21
Reviewer: Anna Reh-Gingerich
Department: Stormwater Services

To Whom It May Concern:

The Wilmington Health project falls within the Greenfield Lake Watershed, which currently is listed by the State for having high levels of chlorophyll. Greenfield Lake has historically had problems with severe algal blooms due to nutrient inputs from stormwater runoff. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Greenfield Lake and contribute to the current pollution problems.

My comments:

1. Thank you for proposing pervious concrete! Any replacement of impervious material with pervious material (pavers, pervious concrete, porous asphalt) would help reduce the amount of stormwater going to the off-site treatment.
2. Please incorporate more tree save into the site plan. Citizens have been very vocal over tree loss and the Wilmington Tree Initiative was specifically created to improve the tree canopy within City limits. Trees are helpful for improving erosion control, stormwater management, the heat island effect, air quality, and energy efficiency. It looks like there may be opportunities in landscaping areas and along roadways to save trees.
3. Consider incorporating secondary SCMs, such as bioretention areas, into the site plan/landscaping to create a "treatment train" before being directed to a primary SCM to increase treatment, add interest, and reduce costs on larger primary SCMs:
 - EPA Green Streets video
<https://www.youtube.com/watch?v=TxqxEqnHIKw&feature=youtu.be>;
 - Massachusetts "Green Parking" example: <https://www.mass.gov/service-details/demonstration-3-permeable-paving-materials-and-bioretention-in-a-parking-lot>
 - NCDEQ Stormwater Manual, Bioretention Cell Chapter:
<https://files.nc.gov/ncdeq/Energy%20Mineral%20and%20Land%20Resources/Stormwater/BMP%20Manual/C-2--Bioretention---11-20-020.pdf>



4. Thank you for incorporating some native plants! I would encourage you to incorporate more wherever possible. Native plants require less maintenance than non-native plants to grow successfully since they are already acclimated to local conditions.
- Consider native tree alternatives to the proposed Trident Maples, Allee Elms, and Crape Myrtles (crape myrtles provide no nectar for pollinators). Alternatives include native species such as serviceberry, American persimmon, American hophornbeam, redbuds, dogwoods, Carolina cherry laurel, varieties of *Magnolia grandiflora*, red maple (*Acer rubrum*), or cherrybark oak (*Quercus pagoda*), to name a few. A full list is available here, but keep space and height in mind when selecting: https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=11&plant_type_id=18&nc_region_id=1
 - The North Carolina Extension Gardener Plant Toolbox is also a great resource. This link leads to a search of native, flowering, coastal shrubs: https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=17&nc_region_id=1&flower_value_to_gardener_id=1&landscape_theme_id=7
 - Native sedges are a great, low-maintenance option which could be used in place of the liriopse, which is a species of concern in Georgia and South Carolina for invasive tendencies (note that non-native sedges are indicated with an asterix *): http://hoffmannursery.com/assets/files/files/Hoffman_Nursery_Green_Infrastructure_Chart.pdf; Muhly grass would also be a showy, native grass alternative to the proposed breeze grass: https://brunswick.ces.ncsu.edu/wp-content/uploads/2017/11/ORNAMENTAL_GRASSES_2017.pdf?fwd=no
 - Consider some native shrub alternatives to the proposed boxwood, camellias, and cleyera. Some examples include, but are not limited to:
 - American Beautyberry: <https://plants.ces.ncsu.edu/plants/callicarpa-americana/>
 - Oak Leaf Hydrangea: <https://plants.ces.ncsu.edu/plants/hydrangea-quercifolia/>
 - Sweet Pepperbush: <https://plants.ces.ncsu.edu/plants/clethra-alnifolia/>
 - Arrowwood Viburnum: <https://plants.ces.ncsu.edu/plants/viburnum-dentatum/>
 - And others: https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=11&plant_type_id=17&flower_value_to_gardener_id=1&nc_region_id=1
 - There are more great options in this booklet, including trees, flowers, shrubs, and groundcovers: <https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to improve infiltration on-site.

Thank you,

Anna Reh-Gingerich

Interim Watershed Coordinator –
Heal Our Waterways Program
City of Wilmington Stormwater Services

Ph: 910-765-0629 | Fax: 910-341-7832
anna.reh-gingerich@wilmingtonnc.gov
www.healourwaterways.org



To: Adam Grady
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 4/19/2021
Re: Wilmington Health, 1305 Glen Meade Road

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) (5): Additional information in the site data table as follows:
 - Setbacks of Building (required and proposed): The setbacks adjacent to residential zoning, including Multifamily, need to be revised in the site data table. The proposed footprints appear to comply.
 - Off street parking calculations, add data for the phases. Proposed exceeds the midpoint (18 spaces) and does not qualify for essential site improvements. Therefore, tree mitigation will be required in an area assigned by you.
- Sec. 18-527(b): Provide the dimensions for the proposed loading space.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
- Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility. Add provided spaces to the site data table.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
- 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 to Include:

- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide thirty-five (35) percent or greater canopy coverage at maturity per Sec. 18-481(i)
- Sec 18-481(a): All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double

planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.

- The parking lot landscaping has changed to require a shading standard.
- 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. 18-503 : Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Provide the required bufferyard calculations adjacent to the Multifamily zoning.
 - Buffer needs to be provided on site.
 - Civil set shows ten foot with a fence. Memo indicating site constraint required per Sec. 18-499.
- Add perimeter landscaping calculations adjacent to 2215 yaupon Dr per Sec. 18-482.
- Add foundation calculations for the east side of the building per Sec. 18-490.
- Trees per disturbed acre calculations need to be added per Sec. 18-457(g).

Tree removal

- Trees located in a required buffer are required to be retained per Sec. 18-456(d).
- Trees located in the required streetyard need to be retained per Sec. 18-456(c). Concern with Yaupon Dr.
- Is there any opportunity to save trees within proposed parking islands?
- Tree removal for a future phase will not be permitted under current tree removal permit.
- Please update mitigation table to reflect which trees are exempt and which require mitigation with the update on parking spaces, identified above. If tree credits are used to offset the required mitigation, add the table to Sheet TS-1.