

To: Adam Grady, Hanover Design
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 6/22/2021
Re: Wilmington Health TRC Rev. 2

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:

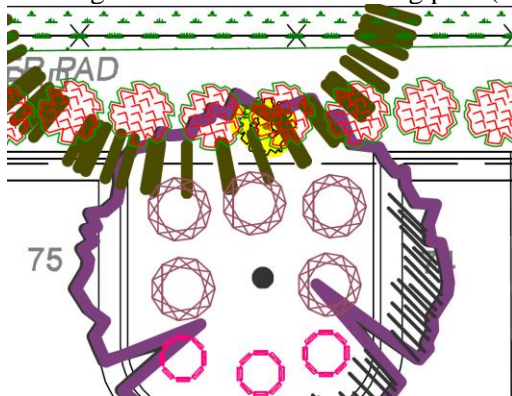
Staff	Department	Notes
Pat O’Mahony	Planning, Plan Review	See attached comments.
Richard Christensen	Engineering	See attached comments.
Chris Walker	Fire	No further comments.
Mitesh Baxi	Traffic Engineering	See attached comments.
Bill McDow	Transportation	See attached comments.

Site Plan Comments:

- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Provide a note with the fence height on the landscape plan along with the details.
- Provide architectural plans to ensure compliance with exterior building material requirements of O&I-1 zoning district.

Landscape Plan to Include:

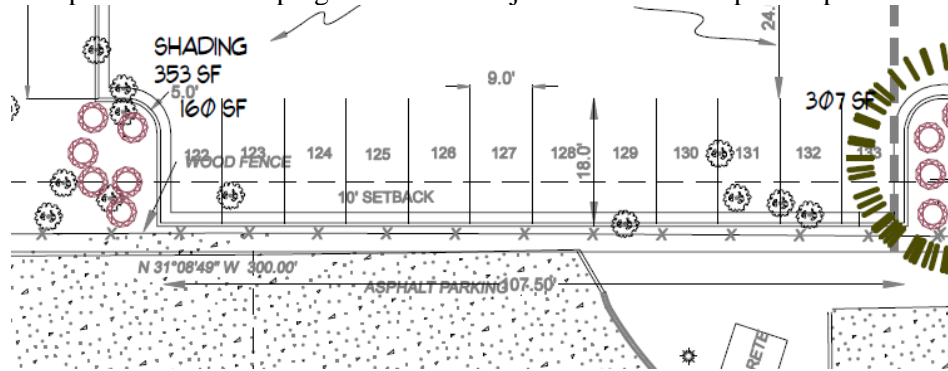
- Plantings are shown on the existing pine (highlighted in yellow).



- 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)
- If solid artificial fencing is used two (2) rows of planted materials consisting of a combination of trees and shrubs shall be provided at a minimum height of three (3) feet at

initial planting and give at least fifty (50) percent visual opacity of the fence at planting. (Sec. 18-503.c.2)

- The buffer vegetation shall be located between the fence and the common property line (Sec. 18-503.c.4)
- Add perimeter landscaping calculations adjacent to 2215 Yaupon Dr per Sec. 18-482.



- Add foundation planting calculations for the east side of the building per Sec. 18-490.
 - Foundation plantings are required on the east side of the building except when less than ten (10) percent of the total required parking is located in the rear of the building and the rear is not adjacent to any public right-of-way. Provide calculations.
- Trees per disturbed acre calculations need to be added per Sec. 18-457(g).
 - Please show the number provided as well as the number required.
- Only 2 Eagleston Holly trees are shown as being planted, yet 6 are shown in the table. Please update accordingly, but also ensure compliance with the required number of trees planted on site mentioned above.

Engineering has reviewed the plans for the Wilmington Health project submitted June 10, 2021 for ENG review and have the following comments:

1. While I understand the complexity of this situation, a payment-in-lieu is not an option for the sidewalk gap fill. A PIL is only allowed when there is a funded City capital improvement project encompassing the public right-of-way frontage of a private development project. There is not currently a CIP for this area. This section of sidewalk must be constructed. Keep in mind that should any portion of the sidewalk need to be relocated outside of the public r/w; a public pedestrian access easement will be required over that portion of sidewalk.
2. No further comments from Engineering.

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

Project Name: **WILMINGTON HEALTH MEDICAL OFFICE**

TRC Date: **06.17.2021**

Reviewer Name: **BILL McDow**

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

TECHNICAL STANDARDS:

1. The proposed crosswalks on the ADA Accessible Path are shown as 4' wide. Crossings are a minimum of 6' within the City Technical Standard. Please increase the crosswalk width to a minimum crosswalk width of 6'. [[Standard Detail, SD 3-09, City of Wilmington Technical Standards](#)]
2. No Further Comments.

Project Name: (WILMINGTON HEALTH) 1305 GLEN MEADE RD

Formal TRC #2 Date: 06.14.2021

Reviewer Name: Mitesh Baxi

Reviewer Department/Division: PDT/Traffic Engineering

TECHNICAL STANDARDS:

1. Plans show a crosswalk pavement marking at the intersection of Glen Meade Rd and Yaupon Dr.
This crosswalk pavement marking is not required at the intersection and shall not be installed.
2. Show the graphics and detail for the type of proposed ADA ramp at the corner abutting this development.

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