

To: Sam Bohannon, Ingram Civil Engineering
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 10/23/2019
Re: Wilmington Treatment Center, Phase II TRC Rev. 1

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:

- Be sure to include the following stamp on all plan pages:

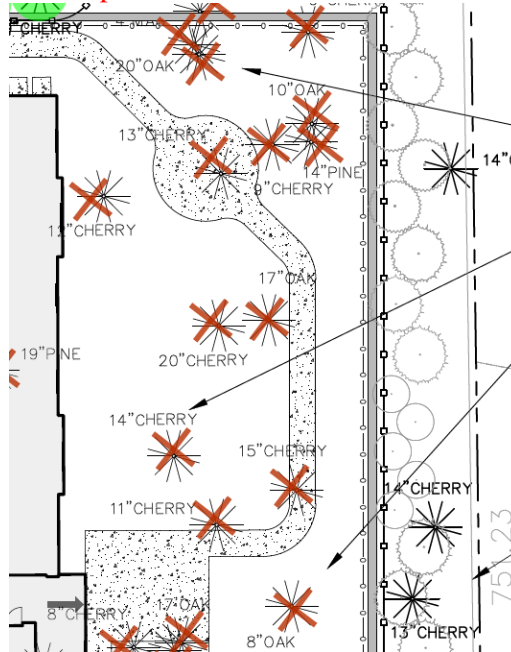
Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - **Number of stories** and square feet per floor
 - **Comment: Show in Site Data Table**
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - **Alternative parking plan required for reduction of the parking minimums (Sec. 18-528h)**
- 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.
 - **If compliance is achieved elsewhere on site, please show locations on overall site plan and in site data table.**
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- 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.

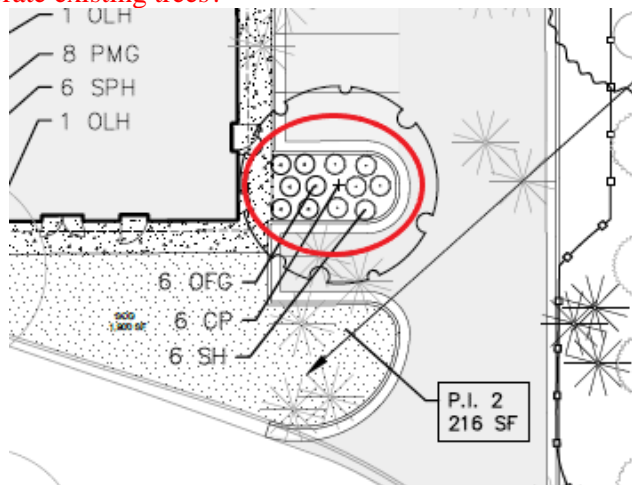
Landscape Plan to Include:

- Sec. 18-448(c): Tree Credit Calculation

- Comment: Credit calculation is cumulative. Provide the total DBH of all preserved trees. Credit shall not be granted for existing trees in a required buffer yard.
 - Sec. 18-456: Update calculations on Significant Trees to be Removed (Sheet L-01)
 - Comment: Flowering trees over 8" DBH are considered significant. Please update chart and calculations to include these significant trees.
 - Show the species of pine trees to determine significant tree calculations.
 - In general, efforts should be made to preserve as many trees as possible on site. The area shown below is not within a building footprint or essential site improvement area. Trees should be retained where possible.



- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.
 - Comment: Can the area highlighted below be moved further south to incorporate existing trees?



- Sec. 18-490: Foundation plantings: The area of the building face adjacent to the parking area or internal drive aisle shall be computed and multiplied by a minimum of twelve (12) percent. The resultant total square footage shall be planted as landscaped areas of sufficient variety, height, and size, with plantings listed in the "Approved Plantings List" of the City of Wilmington Technical Standards and Specifications Manual.
 - Calculations on building height do not match what is shown in the site data table (29' in site data table, 36' on foundation calculation)
 - Building length was measured at approx. 198' long x 58' wide. All areas along parking areas and drive aisles should be included in the calculation. Please denote the measurement for the three sides requiring foundation plantings.
- Sec. 18-462 (d) (5): Show locations, **dimensions** and square footages of required bufferyards and parking lot landscaping.
 - **Comment: show dimensions of existing buffer yard to ensure compliance**
 - **Dumpster cannot be located in a buffer yard.**