

Memo

To: Phil Tripp
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 1/3/2023
Re: Forest Park Townhomes

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
Jeff Walton	Planning, Plan Review	Comments below
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments
Sally Thigpen	Urban Forestry	Comments attached

Jeff Walton- Planning – Attached

Site Plan Comments:

- Please remove all CFPUA details from the City approved set.
- Sec. 18-141 D. Townhouse:
 - All buildings shall front a public street.
 - Please show elevations on those side units fronting the street for compliance.
- Section 18-588 (c) (v): Site data table with the following:
 - Off street parking calculations, including required (if applicable) and proposed number of parking spaces, and the basis for determination
 - Please state the proposed bedrooms for each unit. Plans need to reflect new code when it comes to parking mins and max. Refer to Sec 18-341 table. Max parking is 2.75 per unit or 33 spaces. Code no longer allows you to go above the max, so your provided parking needs to be under the max allowed.
- Section 18-588 (c) (xv): Provide a landscaping plan as required by article 5, division 1 of this chapter
- Significant trees require mitigation. Mitigation for significant and specimen trees shall occur at a rate of 200 percent. For every one inch of trees removed, measured in diameter breast height, two inches of mitigation trees, measured in caliper inches shall be planted. (Significant trees marked for mitigation)
 - Please add a chart for mitigation (C-1)
 - Need to know mitigation for significant tree and either PIL or replanting of more trees for compliance.

- New code no longer allows for credit from preserving other trees to count towards mitigation.
- Section 18-344: Parking Facilities Design: In parking facilities where 25 or more parking spaces are provided, including expansions of an existing parking facility, the following shall apply:
 - One space for every 25 parking spaces provided shall be designated for use or combination of uses as motorcycle and moped parking.

Landscape Plan:

- Street trees (18-320)
 - Street trees shall be planted in the right-of-way wherever a new street right-of-way is constructed, where new construction occurs along an existing street right-of-way, or where an existing principal building is expanded by 2,500 square feet or more

Trent Butler – Engineering

- Add text

Chris Walker – Wilmington Fire

- Add text

Mitesh Baxi – Traffic Engineering

- Add text

Bill McDow – Transportation Planning

- Add text

Engineering has reviewed the TRC submittal for Forest Park Townhomes and offers the following comments:

1. Provide a soils report for the infiltration rate and seasonal high water table elevation.
2. Relocate the proposed water meters outside of the ROW sidewalk.
3. Revise the HGL storm pipe calculations to assume an appropriate tailwater condition for the 10-year and 50-year storms. Include the HGL elevations.
4. Please submit routing calculations for the 50-year storm for the emergency spillway.

Project Name: **FOREST PARK TOWNHOMES**

Formal TRC Date: **01.05.2023**

Reviewer Name: **Mitesh Baxi**

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

TECHNICAL STANDARDS – ACCESS:

1. Show the full extent of City's 20'x70' sight distance triangle at the driveway on the site plan and landscaping plan. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC].
2. Do not enter and one way traffic signs will create confusion, the way it is proposed, for vehicles attempting to access the driveway. These signs, if installed, should be further into the property, so these are not visible for vehicles approaching and only be applicable once the vehicle enter the property. 'Keep right' sign may be another option that can be installed on median immediately to driveway. [MUTCD]

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

Urban Forestry: Formal TRC Review - Forest Park Townhomes - 430 Forest Park Road

1. For trees to remain please show tree protection fencing (to include the critical root zone) to scale on the plan. It may be the hatched area on C2. If yes, please label as such on the sheet.
2. Confirm canopy trees are not required. Crape myrtles do not qualify as canopy trees.
3. Please update planting schedules to reflect 8' minimum height for understory trees.
4. Show tree planting standard detail on plan.
5. Show mitigation calculation and/or how requirement is met.

Thank you,

Sally Thigpen

City of Wilmington
Community Services Assistant Director
910-765-0593
[Parks & Recreation | City of Wilmington, NC \(wilmingtonnc.gov\)](http://wilmingtonnc.gov)