

To: Kyle Sharpe
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 1/3/2023
Re: Scooters Wilmington Market Street

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
Chris Walker	Fire	No comments
Trent Butler	Engineering	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Sally Thigpen	Urban Forestry	Comments attached

Jeff Walton- Planning – Attached

Site Plan Comments:

- Section 18-588 (c) (xvi): Tree Inventory:
 - The 24-inch oak proposed for removal will require Board of Adjustment (BOA) review.
 - Live oak, pond cypress, bald cypress, and long leaf pine 24 inches or above is a specimen tree and requires BOA approval for removal. (Sec. 18-316B2).
- Section 18-324: Show method and location of solid waste disposal.
 - HVAC equipment, air conditioning window units, other electrical equipment, and fire escapes shall not be located on street-facing facades.
 - Can you add a note on location to one of the plan sheets?
- A tree preservation/removal permit is required
 - 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.
 - Looks like just that 24-inch oak would need to be mitigated.
 - Please provide a chart for mitigation with trees above what is required or if you want the payment in lieu option.

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

- 1 tree per 50 feet. I am assuming you may want to PIL for this with a pending NCDOT project?
- Parking lot (18-321)
 - Show all landscape islands meet the minimum size of 333 sq ft (18' x 18.5'). Islands are required for every 12 spaces.
 - Just need to call out landscape island sizes at each end of the parking row.

Trent Butler – Engineering

- Add text

Mitesh Baxi – Traffic Engineering

- Add text

Bill McDow – Transportation Planning

- Add text

Engineering has reviewed the TRC submittal for Scooters Wilmington and offers the following comments:

1. A soil investigation report must be provided that estimates the seasonal high water table elevation (SHWT) and infiltration rate at the location and depth of the proposed SCM.
2. The lowest point of the infiltration system must be a minimum of 2 feet above the SHWT (NCDEQ Stormwater Design Manual, C-1. Infiltration System, MDC #2).
3. The required water quality design storm depth for coastal counties is 1.5" (NCDEQ Stormwater Design Manual, Part B: Calculations Guidance). Please revise the water quality calculations.
4. Provide an infiltration system surface area calculation that uses the observed infiltration rate and meets the 72-hour required drawdown time (NCDEQ Stormwater Design Manual, C-1. Infiltration System, Equation 2).
5. What is the purpose of the diversion structure weir at elevation 47.25?
6. All drop inlets should include a sump to provide pretreatment for the infiltration system (NCDEQ Stormwater Design Manual, C-1. Infiltration System, MDC #4).
7. A minimum of one observation port must be provided for the underground infiltration system (NCDEQ Stormwater Design Manual, C-1. Infiltrations System, MDC # 6). Callout the location of the observation port on the plan.
8. Provide dimensions of the infiltration system on the plan.
9. Include a calculation for the provided volume of the infiltration system in the hydrology report.
10. Complete Sect. IV, #13 of the Stormwater Management Permit Application Form.
11. Submit a Supplement EZ form for the infiltration system.
12. Contact NCDEQ to determine if this project will require a revision to the existing State stormwater permit associated with the shared driveway and adjacent Walgreens, SW8 040416.
13. Show a private access easement over the main drive aisle to provide access for the property to the rear. Provide a callout on the plans.
14. Submit a payment-in-lieu cost estimate for the sidewalk along Market St.
15. Include a comment response letter with the next plan submittal package.

Project Name: **SCOOTERS - WILMINGTON**

Formal TRC Date: **01.05.2023**

Reviewer Name: **Mitesh Baxi**

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

TECHNICAL STANDARDS – ACCESS:

1. Clarify how existing pork chop island and median off Market St driveway will align. Show full details.
2. Provide details for median at driveway entrance and dimension the adjacent drive aisles.

TECHNICAL STANDARDS – PARKING:

3. Wheel stops shall not be more than 4" high [[Page 7-20 CofW Tech Stds](#)].
4. Provide a turning movement analysis of a largest vehicle accessing the aisles.

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

Project Name: **SCOOTERS COFFEE**
 TRC Date: **01.05.2023**
 Reviewer Name: **BILL McDow**
 Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site plan is a 664 SF Coffee shop with drive-thru located at 6851 Market Street.
2. Please show the Market Street travel lanes and right turn lane for this site. [\[NCDOT TIP Project U-4751 Final Plans, \(Contract C203980\), plan sheet 25, dated 9-21-2017\]](#)
3. The proposed site plan does not accurately show the NCDOT TIP U-4751 curb and gutter, and 30' radius along the site frontage. Please revise to match the U-4751 plans.
4. The site plans do not show the sidewalk proposed for the NCDOT TIP U-4751 plans. Please revise the site plans to match the U-4751 plans.
5. The site plans state, "raised 6" concrete median to be installed upon completion of NCDOT improvements by others." [\[NCDOT TIP U-4751 plans for concrete median in the shared access easement with Walgreens\]](#). Please clarify who will be responsible for installing the median extension.
6. The estimated ITE Trip Generation Numbers for the 24-Hour Total, AM Peak Hour and PM Peak Hour Totals for the project, (Generator, ITE Trip Generation Manual, 11th Edition):

Scooters Coffee Land Use	ITE Code	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Coffee/ Donut Shop with drive-thru, 664 SF, 2 service lanes	937	358	46	45	17	17

7. Based upon the total estimated Trip Generation Numbers for the project, no TIA will be required.
8. The proposed access aisle/ driveway radius, (R10') does not meet the minimum 25' radius dimensions required for Fire and Emergency vehicles. A variance may be requested.
9. The proposed overhead clearance signs do not show the clearance height. If these signs are along the route for Fire and Rescue vehicles, a minimum 13' 6" clearance is required.
10. The site plans show 125' of proposed vehicle queue, (from the menu order board) for the site. A minimum of 8 vehicles [200' minimum queue] is required. [\[NCDOT Driveway Manual\]](#) Please label/ confirm the 200' minimum queue length for the site.

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

Urban Forestry Comments: Formal TRC Review - Scooters Wilmington Market St located at 6851 Market Street.

1. Please use City of Wilmington standard tree planting detail. The one used specifies trees planted above grade. They should be planted with the exposed root collar at grade and at least the top 1/3 of the burlap removed.

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)