

To: Luke Menius, Stroud Engineering
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 1/3/2023
Re: Seahawk Cove Phase 2

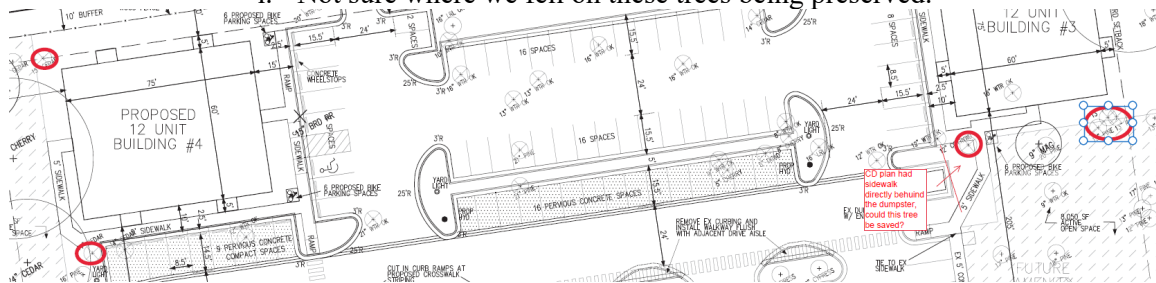
The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Jeff Walton	Planning, Plan Review	Comments below
Chris Walker	Fire	No comments
Richard Christensen	Engineering	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Sally Thigpen	Urban Forestry	Comments attached

Jeff Walton – Planning, Plan Review

CD Conditions:

- The use and development of the subject property shall be in accordance with the plan as submitted 10/22/14 and approved. All existing protected trees not impacted by essential site improvements shall be preserved or mitigated.
 - a. I added a redline of trees that were shown for preservation in the CD plans.
 - i. Not sure where we fell on these trees being preserved.



- Show total bedrooms not to exceed 72 beds in this phase.
- A 10-foot wide multi-use path shall be provided along South Kerr Avenue.
 - a. Please note if this will be built or PIL?
- Exterior site lighting shall be installed so as not to shine directly onto adjacent parcels and shall be limited to full cutoff type fixtures.
 - a. Will need a lighting plan submitted with formal review.
- The use of pine straw as ground cover shall be prohibited within ten (10) feet of any combustible exterior construction.
 - a. Add note to landscape plan when submitted.

Site Plan Comments (Old Code):

- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Tax Parcel Identification Number
 - Reminder, will need to record a recombo plat prior to construction release for the parcels.
- Private streets and surface parking areas on the site will be no closer than fifteen (15) feet to any side of a residential building used for entry into the building and will be no closer than five (5) feet to any other face of a building. Architectural features such as stairs, chimneys, bay windows, and roof overhangs may extend into this fifteen (15) foot area, but in no case may they be closer than five (5) feet to the private street and surface parking area.
 - Please show dimension compliance for each proposed building.
- All new multi-family developments shall provide open space that is equivalent to a minimum of thirty-five (35) percent of the size of the tract. In calculating the required amount of open space for the proposed multi-family development, the area of the property associated with natural ponds, stormwater ponds, lakes, ponds, rivers, streams and marshes shall first be subtracted from the gross area of land to be committed to the development. Half (17.5%) of the overall open space shall be either active or passive recreation areas. The remaining half (17.5%) may be active or passive recreation areas, or open space. The required open space and recreation space shall meet the standards as defined in Article 7 of this Chapter.
 - Show areas and how you comply with open space standards.

Landscape Plan:

- Reminder all single parking lot islands need to show 216 sq ft compliance and all double islands show 432 sq ft compliance.
 - The 432 islands must contain two trees, please revise

Project Name: Seahawk Cove Phase 2
TRC Date: January 5, 2023
Reviewer: Richard Christensen, PE
Department: Engineering – Plan Review Section

Stormwater Management Permit Application Form

1. IV. Project Information; #9: Total Onsite Impervious Surface of 80,614sf appears to be incorrect. Should be 80,596sf.

Supplement

2. Drainage Areas:
 - a. #8 (Entire Site): Change BUA from 80,614sf to 80,596sf.
 - b. #10 (Entire Site): New BUA is 31,939sf.
 - c. #12 (Entire Site): New BUA breakdown should mimic the sq. ft. for Infiltration Trench 1 (19,876, 2,243, etc.)
 - d. #16 (Entire Site): Existing BUA already permitted is 48,657.
3. Infiltration System:
 - a. #19: It does not appear that terraces or baffles are being used.
 - b. #20/#46: Please enter what type of pretreatment is being used. Sumps in Junction boxes?
 - c. #26: Provide a brief explanation as to why 1.03 in/hr is being used for soil infiltration rate. Soils report and calculations show 7.83in/hr.
 - d. #31: Bypass elevation: The rim elevation for DI 1 is 37.15'.

Drainage Calculations

4. The soils report talks about a restrictive horizon 30 inches below the existing grade elevation (36.90'). The report recommends removal of the restrictive horizon if infiltration is to be used. I do not see anywhere in the submittal documents that this recommendation is being followed. The horizon begins at elevation 34.40', approximately. The bottom of the trench is 35.10', 8.5 inches above the restrictive horizon. Even with 4 inches of clean sand placed below the trench, will the trench still perform as designed? Would it be beneficial to the performance of the trench to remove the restrictive layer entirely? Can an infiltration rate of 7.83in/hr be achieved?

Plans

5. Cover:
 - a. Site Data: Existing Retained, 48,675sf, appears to be incorrect.
 - b. Total new +Retained BUA is 80,596sf.
6. Grading and Drainage Plan:
 - a. Should the system ever overflow from DI 1, should there be a properly sized energy dissipater at the end of what appears to be a concrete flume to reduce the velocity of the outflow thus reducing erosion?
 - b. Is the 15" pipe connecting DI 1 and JB 1 to be laid flat? The pipe inverts are 33.90'.
 - c. Provide the location of the inspection port(s).
7. Details:
 - a. Provide an inspection port detail.
 - b. Junction Box Detail: As stormwater runoff builds up in the JB's, how will trash/litter/sediment be kept from entering the trench? Should there be some type of screening? Can a sump be provided to keep sediment from clogging the 15" pipes?
 - c. Provide a detail for the pervious concrete parking spaces. Even though the PC is not receiving pervious credit, it should be constructed to function. A construction sequence

should be provided and detailed in such a way as to preserve the infiltrating capability of the PC and the underlying soils.

8. Please submit a PIL application form, cost estimate with unit prices and a diagram or plan sheet for the area of the pedestrian access easement that was not part of the initial Seahawk Cove. The trans bond design plans are currently at 90%. Please contact the city Construction Project Manager, Piyawat (Wim) Combs, for any MUP design changes. Wim can be contacted directly at 910-341-5896 or Piyawat.Combs@wilmingtonnc.gov. Please add the MUP to the plans. The PIL amount should be agreed upon by construction release. Payment must be made prior to Certificate of Occupancy.

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

Project Name: **SEAHAWK COVE PHASE 2**

Formal TRC Date: **01.05.2023**

Reviewer Name: **Mitesh Baxi**

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

EXISTING:

- Locate and callout existing 'streetlight' in from of the property off S Kerr Ave.

TECHNICAL STANDARDS – ACCESS:

1. Show and apply the 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] [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance]. Extend the 20' lines upto the curb lines.

TECHNICAL STANDARDS – PARKING:

2. Please show location of ADA ramp(s) and ADA parking signs for handicap parking spaces on the plan.

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

Project Name: **SEAHAWK COVE PHASE 2**
 TRC Date: **01.05.2023**
 Reviewer Name: **BILL McDow**
 Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

- The site has proposed a 24 Unit Multi-Family-Low-rise residential development located at 615 South Kerr Avenue.
 The ITE Trip Generation for the project with the AM Peak Hour Total, PM Peak Hour Total and 24-Hour Daily Total are shown below for all proposed uses:

Land Use	Intensity	ITE Code	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Single Family, existing	2	210	19	0	1	1	1
Multi-Family housing (low-rise), proposed	24 Units	220	162	2	8	8	4
Net difference			+141	+2	+7	+7	+3

- The proposed parking along the drive aisle shall not hinder traffic on the travel lane. Please ensure parking is a minimum 18' length. [\[Table 6, page 7-19, City Technical Standards\]](#) A variance may be requested.
- A minimum 24' drive aisle is required behind 90-degree parking. [\[Table 6, page 7-19, City Technical Standards\]](#) A variance may be requested.

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

Urban Forestry Comments: Formal TRC Review - Seahawk Cove Phase 2 (Old Code) located at 615 – 623 S Kerr Avenue

1. Please show tree planting standard detail on plan

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)