

**From:** [Rob Gordon](#)  
**To:** [Genna Porter](#)  
**Subject:** FW: Eng review - Fairfield Multi-family  
**Date:** Monday, July 21, 2014 1:10:02 PM  
**Attachments:** [image003.png](#)

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Please upload to the x drive & protrak and update the PRD. Thanks.

Robert Gordon, PE  
Project Engineer  
City of Wilmington/Engineering  
(910) 341-5856

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**From:** Rob Gordon  
**Sent:** Monday, July 21, 2014 1:09 PM  
**To:** robbie.bell@BNKinc.com  
**Cc:** Derek Pielech; Jim Diepenbrock  
**Subject:** Eng review - Fairfield Multi-family

Engineering has reviewed the plans for The Fairfield Multi-Family project and have the following comments:

1. The grading was cut off at the bottom of CG3.10 near the Dumpster area and garage. There is an enlarged dumpster plan, but it does not show grading. I am most interested in the grading (wall?) adjacent to the wetland. FYI - The consultant certifying the wetland would like to explore the option of extending that wall along the back side of the wetland to resolve those grades.
2. The layout of the twin 60's in the Fairfield plans does not match the separate twin 60 drawings. Please make sure they match on the release set. On the Separate twin 60 drawings, it appears the edge of the pipe is right up against the retaining wall. I understand the wall will be designed by others, but please make sure there are not constructability issues.
3. I understand the zoning requires all improvement within the master plan be summarized in the site data table, but I cannot match up the impervious area proposed on the stormwater application with what is proposed on the site data table. It is assumed that what is on the stormwater application is just phase IV A and the phases IV B & C will be permitted separately. Please make sure phase IV A is shown somewhere on the plans & please make sure it matches the #'s in the application (submitted previously).
4. There is a City standard driveway entrance detail provided on the drawings, but the driveways drawn appear to be radius-type driveways. Please clarify. I will let you know shortly if the City will allow the radius type entrances or whether we will require City standard entrances.
5. The sidewalk does extend off the Fairview Dr r/w adjacent to the parallel parking spaces (& North to the property line). Please place this sidewalk in a pedestrian access easement.
6. Your correspondence indicated that you would be sending an inlet drainage area map soon. I have reviewed all correspondence and do not believe I have received it. Please forward this document asap. Also, revised calcs were not submitted.
7. Please submit sealed final calcs for the storm drain system. The Fairfield system and twin

60 calcs can be separate calc sets. Please verify the stormwater layout and the areas listed on the inlet DA map (not yet submitted) and the Fairfield drawings match up with the figures in the calcs to avoid additional delays in project release.

8. Please make sure the roof drains for garage E, the car wash and maintenance building are directed to the pond.
9. The dimensions of the JB's for the twin 60's were not clear in the detail on C4.1. Please make sure these boxes include steps.
10. Please make sure the construction and stormwater approval stamps are included on all sheets in the approval set, including the landscape and twin 60 sheets.
11. The response to the request for administrative variance to the 500/800' rule will be responded to shortly under separate cover.

I do not intend to require that this project wait through another "queue" cycle, but there is some additional review required. Please submit one set of plans, calcs & any revised forms to Engineering for final review. Please call or email if you have any additional questions. These comments will be uploaded to protrak. Thank you.

Robert Gordon, PE  
Project Engineer

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