

Genna Porter

From: Rob Gordon
Sent: Thursday, April 23, 2015 10:08 AM
To: NLauretta@mckimcreed.com
Cc: Jim Diepenbrock; Genna Porter
Subject: Eng TRC Review - Marina Village

Engineering has reviewed the plans for Marina Village and have the following TRC comments:

1. The project is proposing in excess of 10,000 sf of impervious area and will require a stormwater management permit. Please submit a complete stormwater permit application to Engineering, including all required calculations and a \$1,000 review fee.
2. The master permit will also have to be issued prior to release of any of the Riverlights phases.
3. All stormwater control systems must be designed to treat the stormwater runoff from all surfaces generated by one inch of rainfall for water quality purposes. All structural stormwater treatment systems used to meet these requirements shall be designed to the standards outlined in the State BMP manual and shall provide eighty-five percent (85%) average annual removal for total suspended solids (TSS).
4. The stormwater management system shall attenuate the peak run-off produced by the two (2)-year & ten (10)-year design storms to predeveloped conditions (woods in good condition).
5. All conveyance systems shall be designed at a minimum to convey the ten (10)-year storm event. The 50-yr event shall be evaluated for impacts to flooding and emergency access. We will leave the CN of the pervious concrete to your judgment.
6. Please be sure to include appropriate tailwater condition on the storm drainage and Stormwater control system analysis.
7. Please be sure to include an inlet and SCM drainage area map in either the plans or calcs. Please delineate, label and quantify each area on the map.
8. The surface material legend on sheet 8 indicates gravel parking is proposed behind the live/work units.. Gravel parking is not allowed per City code and technical standards when the number of spaces exceeds 25. It is also strongly discouraged when draining to an underground infiltration system because of stone dust/clogging.
9. It appears from the site plan that pervious credit is being taken for the pervious concrete being proposed. I think it would be best if credit were not taken. First – it is a public street, which after acceptance would put the City in the position of having to maintain compliance (sweeping) for a permit that we will have issued. I'm not sure if DENR would see this as a conflict of interest. Also, the parallel spaces are in violation of the maximum 1:1 run-on ratio the way the site is currently graded. Finally, the canopy of Marina Village could pose a maintenance concern for pervious concrete.
10. Please show how the retail fronting the river will drain to the permitted system or add a note that these structures along with any associated hardscape shall be directed to the permitted stormwater control system.
11. Similarly, please make sure the waterfront park plans do not include any impervious, or if they do – please make sure that impervious can be made to drain to the permitted system.

These comments will be uploaded to protrak. Please call or email if there are any questions. Thank you.

Robert Gordon, PE
Project Engineer

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