

From: Rob Gordon
To: [Kathryn Espinoza \(KEspinoza@mckimcreed.com\)](mailto:KEspinoza@mckimcreed.com)
Cc: [Emily McArthur \(EMcarthur@mckimcreed.com\)](mailto:EMcarthur@mckimcreed.com); [Brian Chambers](#)
Subject: Eng review - Riverlights Ph IA
Date: Tuesday, March 29, 2016 5:21:00 PM
Attachments: [DOC032916-03292016164219.pdf](#)
[image003.png](#)

Engineering has reviewed the submittal for Riverlights, Ph 1A and have the following comments:

1. Please make sure the Engineering approval stamps are on each sheet in the plan set.
2. Please make sure the public drainage easement covering the line from MH 5 to pond #1 extends through the common area (between the lots).
3. You have both the City standard grill basin (w 2x2 grate) and the NCDOT DI (with a 3x2 grate). Please clarify which is to be used. We typically prefer NCDOT details.
4. We will need spread analysis on these alley streets. Please state the grate size used in the analysis.
5. You have the gravel parking detail included with the plan set. Will the parking be washed stone as shown in the detail? We would prefer not because of the potential for tracking of stone onto the public r/w. However, if stone is being used, you will have to have a header curb to contain the gravel and protect the edge of the asphalt. If parking will be paved, please remove SD 15-10. Please clarify.
6. Per our discussion, please provide the following with the next submittal.
 - a. Please provide one updated master plan and summary sheet. Each line item on the summary sheet should match a stormwater permit application. MV 1 & 1B should be grouped together because they were permitted together. Conv I, IA and II should be grouped together.
 - b. Please submit one complete set of combined, sealed final calcs for Conv I, IA & II, including DA maps.
 - c. We just issued the permit for Ph I. Please submit separate applications for Ph II and IA. If Ph II will be released before IA, then make sure the Ph IA BUA is still included in the future allocation on the Ph II permit. The Ph IA application should include I, II & IA. The BMP drainage area breakdown - Sec IV (14), can be the same for both phases; there is no point in trying to extract the Ph IA BUA out of the Ph II application. Same for the BMP supplements and O&M's. The only section of the application that I would like to be "phase specific" is p3 pf the application.
 - d. On the BMP drainage area section of the application, we will need one column that represents all impervious area that does NOT drain to a BMP (permitted low density). This is broken out in the narrative, but not on the application.
 - e. I have attached the full application packet we have on file for Ph II. Please verify the figures are correct and resubmit any revised forms.

Please submit one full set of revised plans and all other documents required above to engineering for additional review. Please call or email if there are any additional questions. Thank you.

Robert Gordon, PE
Plan Review Engineer

City of Wilmington, Engineering Division
212 Operations Center Drive
Wilmington, NC 28412
Office: (910) 341-5856 | Fax: (910) 341-5881
Email: rob.gordon@wilmingtonnc.gov
www.wilmingtonnc.gov



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