

From: Rob Gordon
To: ["Branch Smith"](#)
Cc: [Jeff Walton](#)
Subject: Eng Review - AAI HQ
Date: Monday, May 30, 2016 11:30:00 AM
Attachments: [image002.png](#)

Engineering has reviewed the plans for the AAI HQ submittal and have the following comments:

1. There is 53200 sf future allocation noted on the application. the tract was subdivided into parcel A and parcel B. If B comes in as an offsite permit, we need to know how much of that 53200 sf allocation they may use. If you let me know how much of the allocation may be used by A and how much goes to B, I will modify the application.
2. Note Only – Structure 305 to 304 is listed as an 18” pipe. 304 to 303 is listed as a 15” pipe. City technical standards to not permit reducing the pipe size in the downstream direction. This would not be permitted on a public system - however, this is on the private portion of the site. It can remain as is or you may reduce to a 15”.
3. Note Only – This pond does NOT meet landscape or access shelf requirements. Section V.4 (g & h) of City technical standards specify the landscape zone is measured from the top of bank outward. The max slope is 7:1 per SD 15-16. Because the area (at top of bank) exceeds ½ acre, a 10’ landscape shelf should have been provided. This is always around the entire perimeter of the pond (minor encroachments are allowed). The access shoulder is supposed to be 10’ wide and may NOT occupy the same space as the landscape area. I missed this on previous reviews, so I will not force a redesign at this point in the review – but please make sure all future pond designs meet the full extent of this standard.
4. Note Only – We will add a construction release condition to provide additional detail on the entrance culvert when available. This is for our files, it does not have to be reviewed prior to installation. It is not a public culvert and the information provided on the review drawings is sufficient to verify hydraulic capacity.
5. Note Only - Please forward a copy of the recorded plat (digital, not hard copy). I know if was reviewed, I just never received a recorded plat. Deed of easement for the new public drainage easement must be recorded prior to occupancy (this will also be a construction release condition).

Please address comment #1 and the review will be complete. No additional submittal is necessary, the calcs on file will be deemed final unless there is a design change. Please call or email if there are any questions. Thank you.

Robert Gordon, PE
Plan Review Engineer

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