

**From:** [Rob Gordon](#)  
**To:** [Elizabeth Wandmacher](#)  
**Cc:** [Brian Chambers](#); "[Della](#)"; [Trent Butler](#)  
**Subject:** RE: Fortune Place II  
**Date:** Monday, May 15, 2017 5:52:19 PM

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I have no further stormwater comments, but there are a few outstanding Engineering related comments:

1. The 40' r/w is not consistent with City technical standards. After discussion with multiple City staff, we feel the 40' r/w is not consistent with SRB requirements. While the current plan view is consistent with the SRB plan, the deviation from the dimensional standards (pavement and plaza width) for 40' r/w was not identified as a variance for consideration by SRB, nor was it discussed in the meeting minutes. The 1' plaza is simply not workable. We have no way to practically enforce street trees installed outside of the r/w. There are two options available at this point:
  - Keep the 24' pavement, provide a 5' plaza with street trees and install the sidewalk outside of the r/w with a public pedestrian access easement. Water line alignment should be able to remain.
  - Transition the pavement to 16' and install the sidewalk as referenced in the minor street (40') right-of-way.
2. Please note the construction sequence for the shallow pipe on the plans. It was noted on the comment response letter, but it needs to be noted on the plans.
3. I do not see your reference to class V pipe. The only note I see on C4 is note #33, which requires class IV pipe. Note # 18 on C8 references Class III pipe, not V. Please revise.
4. I do not follow your response to comment #11. Street monumentation is required to be constructed on new roads per 18-372. I do not see the details required. Where is the plat by Danford & Associates?

Robert Gordon, PE  
Plan Review Engineer  
City of Wilmington/Engineering  
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**From:** Elizabeth Wandmacher [mailto:[elizabeth-trippeng@ec.rr.com](mailto:elizabeth-trippeng@ec.rr.com)]  
**Sent:** Monday, May 15, 2017 2:04 PM  
**To:** Rob Gordon <[Rob.Gordon@wilmingtonnc.gov](mailto:Rob.Gordon@wilmingtonnc.gov)>  
**Cc:** Brian Chambers <[Brian.Chambers@wilmingtonnc.gov](mailto:Brian.Chambers@wilmingtonnc.gov)>; 'Della' <[trippeng@ec.rr.com](mailto:trippeng@ec.rr.com)>  
**Subject:** Fortune Place II

Rob,

We submitted to you on March 9th and we have not received any comments from you. Is this project approved?

Thanks,  
[Elizabeth Wandmacher](#)  
Tripp Engineering, P.C.

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