

From: [Rob Gordon](#)
To: [Howard Resnik](#)
Cc: "[Rodney Wright Contact](#)"; [Brian Chambers](#); [Trent Butler](#)
Subject: Eng Review - Pacific Place
Date: Thursday, September 21, 2017 1:21:11 PM
Attachments: [COW Multi-Use Path details.pdf](#)
[Deed Restrictions.docx](#)
[image002.png](#)

Engineering has reviewed the plans for Pacific Place. I reviewed the submittal documents received by Engineering on 8/4 and the most recent plans uploaded to protrak. In the future, please make sure we have a full set of plans for Engineering review, not just the stormwater sheets.

1. The property owner application does not need to be completed. Since Mr. Blanton also completed Section VIII, please submit another page with section VI completed and VII left blank.
2. We have not yet developed storm EZ forms that apply to the City's stormwater ordinance. I will accept the supplement submitted, but we cannot accept the EZ O&M document because it references state code and contact info. Please complete an O&M document from the city's web site.
3. Deed restrictions also reference state code and contact info. Attached is our basic deed restriction template. You will need to complete this document but it does not have to be signed by the applicant. It will be included with the permit and must be incorporated into declarations prior to plat recordation. Also, our code requires a secondary allocation that is available for use by the homeowner after the house is constructed. There are a few ways to satisfy this requirement. Call to discuss.
4. You indicated in your comment letter you had proposed MUP along Greenville Loop frontage. I don't see the trail on the plans – only the easement. Because of the proposed bond project in that area we would prefer an easement and payment in lieu. The easement proposed is fine. Please submit proposed cost estimate (MUP detail attached). Please include two MUP ADA ramps.
5. There was no grading or profiles provided for the roads with either the Engineering submittal or latest planning submittal. I am assuming the TRC submittal is still current. There are no vertical curves on many of the proposed grade changes. Please adjust to at least the K value minimums required in the NCDOT subdivision manual (level terrain).
6. What is the drainage condition along Greenville Loop Rd? Our inventory has minimal data for that area. Is there a pipe...or a ditch? If there is a pipe, please provide survey info.
7. Please provide spot grades at the Pacific driveways to verify appropriate tie in.
8. Provide spot grades along the
9. Need to verify impacts on adjoining properties. I am not as concerned about the South and East sides because there are ditches in those locations. How about to the North? There is a drainage ditch/easement that appears to drain toward this property from Chilcot behind lot 35. Where does that runoff go? If lots 28-36 are built up as is shown on the plans, will rear yards of Brooks Landing residents hold water or do they have relief somehow?
10. Please include a 10-15' public drainage easement along the ditch adjacent to Summerwalk as well as an access easement from the r/w.
11. Please provide a 20' public drainage easement from the r/w over the pipe that extends into

the pond.

12. Soils with the designation of B/D reflect the drained and undrained condition. The surrounding ditches have effectively drained all soils in this area (why they are not wetlands...); furthermore, the intent of pre/post requirements are flood attenuation and there are established flooding issues in the area. The predevelopment CN must reflect wood/good for the drained condition.
13. Please provide spread calcs. We typically require analysis of the 4 iph storm, similar to NCDOT.
14. Note Only (for file) – the HGL exceeds the rim on a few boxes in the 10-yr event. However, the tailwater is set at the 10-yr peak WSE in the pond, which is conservative. Howard –
15. There is less than 2' of cover on many of the pipes in the r/w. You have specified Class IV pipe, which may be fine. However, please clarify the location of the rim elevation on the structures – does it represent the top of the back of curb, the grate at EP or the flow line of the grate?
16. There is no structure data for JB 8 of the plans. Why is the 15" coming from CB 21 Class V? is conflict with sewer pushing it up?
17. You've got the road extended to the edge of the property to the South for future connection – which actually puts it right over top of an apparent ditch. Please stop it short of the ditch – I'm sure that's how it would be constructed anyway...
18. Please call out the actual areas on the SCM and inlet DA maps rather than just show them graphically.

Please submit one full set of plans and calcs along with any revised forms to Engineering for additional review. Please call or email if there are any questions. Thank you.

Robert Gordon, PE
Plan Review Engineer

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