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To: [Phil Norris \(pnorris@ntengineers.com\)](mailto:pnorris@ntengineers.com)
Cc: [Trent Butler](#); [Jeff Walton](#)
Subject: Eng TRC review - Aloft Hotel
Date: Friday, January 05, 2018 2:42:09 PM
Attachments: [image002.png](#)

Engineering has reviewed the plans for the Aloft Hotel and have the following TRC comments:

1. The site data table must clearly identify the amount of existing impervious area and proposed impervious area in order to determine what level of stormwater review is required for the project. If there is a net increase, the project will be responsible for water quality treatment for all newly constructed impervious area associated with the project. If the project has no net increase in impervious area, it may be exempt per 18-750(d) of City Code.
2. Although minor, the improvements to the Chamber of Commerce property will require a permit modification to their stormwater permit. The permit was issued by the City only (no corresponding State permit). The permit number is SWP2016036a. It is undergoing a permit modification right now or I would attach the current permit. It has a sizable future allocation to accommodate proposed improvements.
3. Note Only – as a generalized comment, this project will require extensive coordination between the development team, the City, the CFPUA and CFCC regarding utility relocation and the proposed uses on the south side of the project.
4. Is there an easement over the storm pipe being relocated? If not, one will be required per 18-761 (c) of City code. The relocated storm line is too close to the building and is not acceptable for maintenance. Please also provide a construction sequence to address drainage through this line during relocation.
5. The plans are going to have to provide additional detail on utilities being relocated (gas, electric, forcemain...). Has there been any discussion with CFCC about easement acquisition for current or relocated utilities – or is there an existing easement? What happened to the 33' easement recorded at 39/70?
6. The 8" sewer service connection would appear to be in conflict with both force main lines and both storm lines. No elevation data is provided and survey info does not seem to match as-built.
7. What impacts will this project have on the Riverwalk or City property? Are there any proposed encroachments?
8. The service road would seem to be in conflict with the crosswalk on Nutt St, but roadway alignment
9. How will trucks exit the dumpster area? City code requires ingress and egress be in the forward motion.

The following comments are from Engineering Project Management Staff (some duplicate comments exist):

1. Note 1 on plans: The note states, "Site plan is based on new survey data and building layout provided by others." The Applicant and their team should be informed that their Existing Conditions and subsequent plans do not accurately reflect existing conditions. Specifically, the roadways of Nutt Street, Water Street, and Red Cross Street were realigned and modified several years ago. The Applicant's team should revise the plans to show the

current existing conditions on the plans.

2. Note 2 on plans: The note states, "Existing utilities owned by the Cape Fear Public Utilities Authority (CFPUA) must be relocated for the project. This is being accomplished by others." The Applicant and their team should confirm which utilities they anticipate being relocated by others and the current status of those relocations. Specifically, the plans note that an existing 36" storm drain line and drop inlet are to be removed. Additionally, the Applicant should confirm that their site utilities will properly align with future locations of utilities as may be necessary.
3. As part of the ongoing work the City is conducting along Water Street, the westerly curblines of Water Street will be adjusted. As such, the Applicant should assume the adjusted curblines will be in place prior to completion of their project, and therefore include this on the site plan.
4. The Applicant should show the entirety of the intersection of Water Street, Nutt Street, and Red Cross Street on their plans so as to indicate how the proposed site driveway and sidewalks would align with the overall intersection.
5. The plan appears to retain the existing southerly site driveway curb-cut. The Applicant and their team should confirm the disposition of the existing southerly curb-cut.

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