

From: [Rob Gordon](#)
To: [Brad Sedgwick \(bradsedgwick@hotmail.com\)](mailto:bradsedgwick@hotmail.com)
Cc: [Brian Chambers](#); [Trent Butler](#)
Subject: Eng review - Masonboro Lodge Ph II
Date: Friday, February 02, 2018 5:47:39 PM
Attachments: [2014-05-30 SW Calcs MasonboroLodge2.pdf](#)
[image002.png](#)

Engineering has reviewed the plans for the Masonboro Lodge Ph II and have the following comments:

1. I need a little history on this project... It appears the Ph I project appears to have been approved and constructed as a drainage plan. I have not been able to find a state permit for the site – does one exist? If there is no state permit, Ph II should be able to be permitted as another drainage plan as long as the Ph II impervious area is <10ksf. Also, if it is determined by NHC that an erosion control permit is required, then the site will require full stormwater permitting. If there IS a state permit, then things get a little more complicated. Regardless, please contact Engineering to discuss how to process this permit.
2. I'm not sure of the circumstances surrounding the previous approval in 2014, but I cannot give pervious credit for pervious materials that do not meet MDC requirements. The section detail and grading all look fine, but do not see any monitoring well and/or signage. Please verify PC meets all MDC criteria. Also, pervious concrete now receives 100% credit if it meets the criteria in the SCM manual – since the previous permit is expired, I don't really have an option to permit a 75% credit. You may wish to utilize this credit to convert some of the sidewalks to regular concrete. Regardless, the application and forms will have to be updated.
3. Similarly, the last site calculations on file are from 2008 and they appear to have assumed pre/post was required (& they assumed a 60% credit for PC). If the project only requires drainage plan approval now, you may want to revisit the design. I'm not sure how much of that was to satisfy exceptional design criteria. If everything is proposed to remain the same as was proposed in 2008 & 2014, I guess we could accept the calcs currently on file, but please verify they are still current (attached). I cannot find a drainage area map on file though. Please provide.
4. It is really unconventional for the sidewalk to be between the streetyard/landscape area and the building. It is not standard and does not naturally feel like a public sidewalk. I understand some offset is necessary for clear recovery area, but nowhere near what is being provided. Please consider pushing the sidewalk closer to Navaho. It would be preferable for the sidewalk to tie into the sidewalk portion of the existing driveway entrance and not the pervious portion of the parking lot.
5. Any public sidewalk on private property will have to be placed within a private access easement.
6. Proposed public sidewalk shall not be pervious concrete (in Ph II). Please revise.
7. The existing gravel driveway off of Navaho will have to be properly abandoned, the pipe removed and ditch grade restored as required by code. Please clarify on the plans.
8. Where is the construction entrance? Vehicles should not enter & exit across the existing pervious concrete.
9. We really could have used an existing conditions sheet.
 - a. Is the Ph II sewer service already installed? If not, why is it being run down the

- middle of the existing sidewalk? If so, please make sure to arrange proposed sidewalk so the cleanout is not within the sidewalk.
- b. Is the 12" HDPE under the driveway installed? There is no evidence of a JB or pipe on the West side of the entrance. What about the pipe connecting this to inlets #5 & 6? Will the existing pervious be removed and replaced to install?
 - c. There does not appear to be room for a JB, sidewalk and landscape island plantings in the area between the pine tree and existing curb on the West side of the entrance. There is also a light pole where the sidewalk is supposed to go.
 - d. The plans show a culvert entrance on the West side of the Navaho entrance, but there appears to be a drop inlet. This will affect ditch grades.
10. Note Only – a stormwater as-built and certification will be required, along with recordation of any required easements will be required prior to issuance of a final C/O for the project. You may want to note this on the construction drawings. It will be a condition of construction release.

These comments will be uploaded to protrak. Thank you.

Robert Gordon, PE
Plan Review Engineer

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