

Engineering has reviewed the plans for The Mini Pearl project submitted June 26, 2019 for TRC review and have the following comments:

1. Stormwater Permit applicability will be discussed at the TRC meeting.
2. Please confirm if NHC will recognize The Mini Pearl as part of a larger “common plan of development”. NHC may require a Sedimentation and Erosion Control Permit if the Mini Pearl is determined to be part of a larger “common plan of development”. Section 18-735.b.2: A development activity or project requires a Sedimentation and Erosion Control Plan if the activity or project disturbs one acre or more of land, including an activity or project that disturbs less than one acre of land that is part of a larger common plan of development.
3. The northern flare on the one-way driveway apron does not meet the 6.5’ property line offset technical standard. Please revise the apron to meet the technical standard or submit a variance request in writing to Engineering that provides the hardship as to why the technical standard cannot be met.
4. The proposed 4th Street driveway aprons are not consistent with the City standard driveway detail (curb returns).
5. Fourth Street has existing granite curb. The developer is to coordinate with the City of Wilmington Streets Division to save/reuse the existing granite curb.
6. The southern 4th Street driveway apron appears to be in conflict with an existing curb inlet. The technical standards manual addresses driveways that are in conflict with catch basins (Table 5, Note #5, page 7-11 of the TSSM).
7. Verify the required width of the Wooster Street sidewalk with Planning.
8. The existing SDMH within the Wooster Street pavement appears to have an invert higher than the rim elevation.
9. Removal of the existing Wooster Street driveway is required.
10. The Grading, Drainage and Erosion Control Plan does not have any proposed topo or spot grades.
11. The City details, particularly the sidewalk detail, need to be at a larger scale for easier reading.

Please call or email if there are any questions. Thank you.