

**To:** John Tunstall, Norris & Tunstall  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 9/13/2021  
**Re:** Barclay Place Phase 2 TRC Rev 2

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

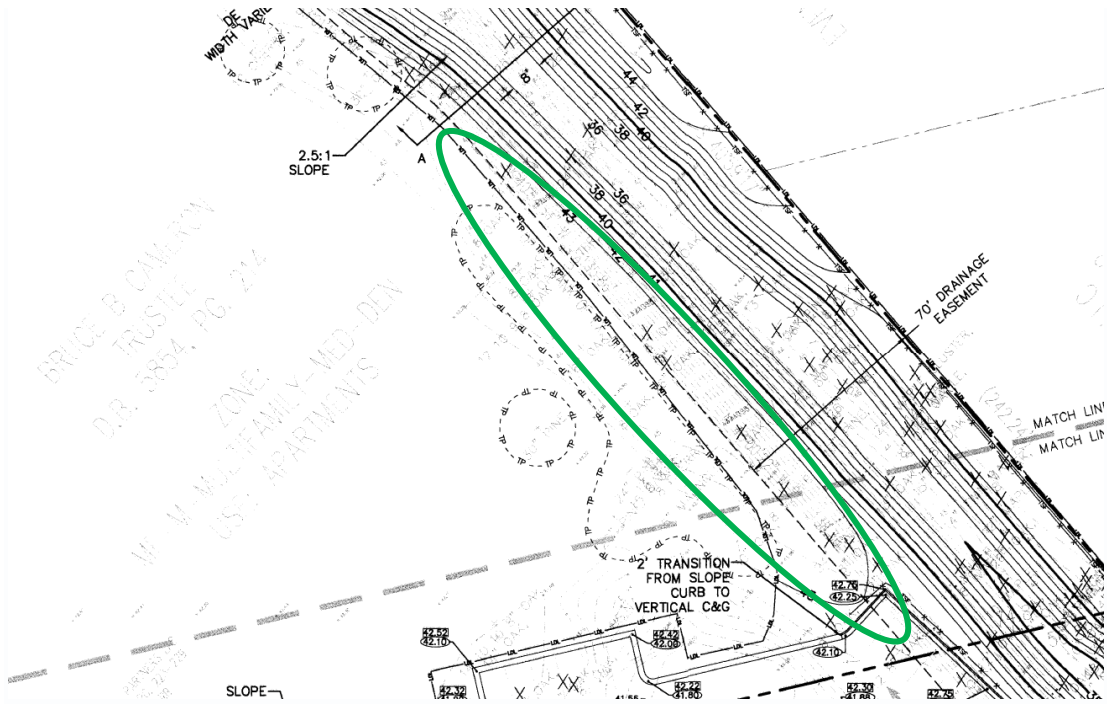
| Staff          | Department            | Notes             |
|----------------|-----------------------|-------------------|
| Brian Chambers | Planning, Plan Review | Comments below    |
| Eric Seidel    | Engineering           | Comments attached |
| Chris Walker   | Fire                  | No comments       |
| Mitesh Baxi    | Traffic Engineering   | No comments       |
| Bill McDow     | Transportation        | No comments       |

#### Planning Review

Brian Chambers, [brian.chambers@wilmingtonnc.gov](mailto:brian.chambers@wilmingtonnc.gov), 910.342.2782

#### Comments:

- South Hall Drive does not appear to be a private right-of-way, please label as private drive. *South Hall Drive cannot be dedicated as a private right-of-way via a recombination plat. All public or private rights-of-way require major subdivision approval.*
- Show location and amount of bicycle parking spaces on site plan.
- Any areas used to satisfy required landscaping (e.g. buffers, parking lot islands, streetyard, foundation plantings, etc.) cannot be used to satisfy open space requirements.
- Stormwater management facilities cannot be counted toward required open space unless they are designed as an amenity (i.e. drainage swale on C5).
- Tree credits can only be used for trees that are not otherwise required to be protected. Trees being saved that do not qualify as a protected tree can be shown as being retained for tree credits.
- Significant trees identified for removal on site inventory (I-1) do not match significant trees being removed on landscape plan (L1.0).
- Provide additional tree save along the Western bank of the ditch re-alignment. The 43' contour can be tightened up to reduce root zone impact. See below.



Project Name: Barclay Place Phase II

Submittal Date: 09/01/2021

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Please label proposed ditch re-alignment easement as Public.
2. Please confirm As-Built conditions for the existing pond outlet structure. There is a concern that the vertical datum may have changed due to the age of the original plans and the Rim elevation of DI-01 needs to be raised. If the two vertical datums are different, DI-01 may have the potential to bypass the 10 yr. storm event. If the outlet structure elevations match the original plans, from 1996, then no changes to the plans are necessary.
3. Provide additional tree save along the Western bank of the ditch re-alignment. The 43' contour can be tightened up to reduce root zone impact.
4. Application: Assure BUA numbers from sheet DA.1 match sheets 3 & 4 of the stormwater application. Check Newly Constructed Impervious found at IV. Project Information Line Item 8.
5. No Further Comments.