



**MEMORANDUM**

TO: Jim Diepenbrock, City of Wilmington

FROM: Hanover Design Services

RE: Element Barclay West utilities changes and City protrak comments

DATE: May 11, 2016

COPY: Greg Wayne, Hanover Design  
Bryan Rushing, Childress Klein

Response to City and CFPUA comments, as follows:

CFPUA revisions to construction drawings -

- CFPUA has modified their policies and will not accept utilities external to dedicated rights-of-way as *public* except in unusual circumstances such as interceptor or trunk lines.
- The preferred design configuration now is to have individual services separately for each building as discrete with meters and backflow preventers at the R/W line.
- Preferred location of public utilities lines in the rights-of-way now are just inside the pavement edge, as the City plants trees in the median, formerly the preferred location.
- Services will have a 2" meter at the PL with a RPZ BFP directly behind it, NOT in the building (this separates public vs private at the PL).
- 6" fire lines to buildings will have a double check BFP at the PL, not in building.
- Sewer service clean-out at PL, separating public vs private responsibility.

City protrak comments –

Angela Faison, Associate Planner –

1. No wetlands or conservation resources this tract. USACOE Action ID SAW-2012-01938.
2. No flowering or deciduous trees as specified on site, see tree survey sheets.
3. Landscape islands are not feasible for infiltration.
4. Roof drains are proposed to be disconnected and drain to landscaping areas as recommended. Overall storm drainage directed to semi-regional water quality pond.

Wilmington Fire Department –

- Fire hydrants no farther than 8' from curb.
- Parking and landscaping will not block hydrants.
- FDCs no farther than 40' from fire department vehicle placement.

- FDCs no farther than 150' from a hydrant.
- FDC locations on buildings on building plans.
- All weather access road to be maintained around construction site at all times.
- New hydrants to be brought into service before combustible materials delivered.
- Hydrants are of sufficient number to accommodate base fire flow requirements.
- All existing and proposed hydrants shown on plan.
- Building type of construction shown on building plans.
- Private underground fire lines require a separate permit from Wilmington Fire and Life Safety Division, 910-343-0696.
- Fire Code Official approval required.
- Builder and contractor to contact Sammy Flowers at 910-343-3918 or [Sammy.flowers@wilmingtonnc.gov](mailto:Sammy.flowers@wilmingtonnc.gov) with any questions.

Bill McDow, Associate Transportation Planner –

- Updated SRB sheets are included in this submittal.
  - North arrows, graphic scales and numeric scales are included all sheets.
  - North arrows are included all views.
  - Variance request are identified on Sheet 1 of 6 on the updated SRB sheets.
  - Site data table is on Sheet 1 of 6 of the updated SRB sheets.
- ❖ TIA previously submitted, by others.
  - ❖ 402 apartments unchanged, please see Sheet 1 of 6 of the updated SRB sheets.
  - ❖ No revisions to the TIA are anticipated.
  - ❖ No revisions to the TIA are anticipated.

1. Updated SRB sheets are included in this submittal as requested.
2. All Street names are included.
3. The erosion and sediment control sheets should not be included in the City set.
4. Street centerline geometry shown on Sheet 3 of 6.
5. Dusty Miller Lane matches orientation on updated SRB sheets, 1-6.
6. Minimum horizontal centerline radius of 100' for local roads and 200' for collector streets is provided.
7. Minimum street corner radius of 35' (typical all intersections) is provided Sheet 1 of 6.
8. All driveways are City type standard, detail on Sheet 2 of 6.
9. Proposed crosswalks shown.
10. Driveway dimensions and tapers shown , detail Sheet 2 of 6.
11. Sidewalk delineation and width clearly shown on plans and sections.
12. Sidewalk detail SD 3-10 was added to SD 8-15 on Sheet 2 of 6.
13. Sight triangles and notes identifying dimensions and LDC citations on Sheet 1.
14. Parking stall, aisle and radii dimensions detail on Sheet 2 of 6.

15. 24' identified as minimum aisle width, two-way traffic.
16. Bicycle parking identified and typical building location shown on Sheet 1.
17. Handicap ramps and details shown on plan, Sign detail on plan, locations directly behind HC space typical.
18. Proposed number of handicap spaces identified on plan and site data tables.
19. Construction drawing are clearly labelled with all required spot elevations.
20. Note phone number revised as directed.

A. Landscaping note added to Sheet 1 of 6.

- ❖ Street lighting note added.
- ❖ Graphic scales all sheets.
- ❖ Full construction drawing this submittal.

We'll be resubmitting revised BUA and select revised application sheets directly to Rob Gordon to keep the stormwater permit process moving along.

Let us know what else we can do to assist you in your review.