

**To:** Garry Pape, PE, GSP Consulting Engineers  
**From:** Brian Chambers, Senior Planner, 910.342.2782  
**CC:** File;  
**Date:** 6/15/2021  
**Re:** Crossroads at Independence Outparcel 2 TRC Rev 2

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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
Rob Gordon	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	No further comments
Bill McDow	Transportation	No further comments

Planning Review

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

- Provide dumpster enclosure screening detail.

## Brian Chambers

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**From:** Rob Gordon  
**Sent:** Friday, June 11, 2021 4:18 PM  
**To:** Brian Chambers  
**Subject:** RE: New Submittal for Crossroads at Independence Outparcel 2

Engineering comments on 6/2 submittal for Crossroads, Outparcel 2:

1. The impervious area allocation must apply to the impervious within the parcel boundary only. Any impervious being constructed on the adjacent parcel must count against that parcels allocation. The 26409 sf of total impervious area proposed appears to be consistent on the plans and application. The easiest way to address this comment would be to complete 2 columns on p4 of the application – one for the BUA being constructed within the outparcel #2 boundary and one column for the BUA being constructed within the outparcel #1 boundary. The rest of the application, including p3 can remain the same. I have noted on p3 that the BUA is split between outparcel #2 and #1. The master permit currently allocates outparcel #2 26409sf – and splitting the BUA will potentially impact the allocation for both outparcel 2 and 1. Please make sure to reconcile with master permit totals for each property. No need to submit a revised supplement unless the allocation is changed.
2. Note Only – Please try to incorporate passive infiltration into the design. A no cost option discussed at TRC was to simply splash the roof drains and allow them to drain across the grass before being collected in the inlets (rather than hard-piping to inlets).

Robert Gordon, PE  
Plan Review Engineer  
City of Wilmington/Engineering  
(910) 341-5856

-----Original Message-----

From: Brian Chambers <Brian.Chambers@wilmingtonnc.gov>  
Sent: Wednesday, June 02, 2021 3:15 PM  
To: Rob Gordon <Rob.Gordon@wilmingtonnc.gov>; Chris Walker <Chris.Walker@wilmingtonnc.gov>; Mitesh Baxi <Mitesh.Baxi@wilmingtonnc.gov>; Bill McDow <Bill.McDow@wilmingtonnc.gov>  
Subject: FW: New Submittal for Crossroads at Independence Outparcel 2

Applicant response attached.

Please send comments to me for batch posting.

Thanks  
BC

Brian Chambers, AICP  
City of Wilmington  
Senior Planner | Current Planning  
Department of Planning, Development & Transportation  
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-----Original Message-----

From: protrak@wilmingtonnc.gov <protrak@wilmingtonnc.gov>

Sent: Wednesday, June 02, 2021 3:09 PM

To: Brian Chambers <Brian.Chambers@wilmingtonnc.gov>

Subject: New Submittal for Crossroads at Independence Outparcel 2

TRC Member,

A new submittal for Project entitled Crossroads at Independence Outparcel 2 located at 3830 Carolina Beach Rd has been created. The title of this submittal is Site Plan Version 3

Please click the link below to review the item and make comments, if applicable.

<http://protrak.wilmingtonnc.gov/Plans/List.aspx?ProjectId=11124>

Please note: This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.