

To: John Tunstall, Norris & Tunstall Consulting Engineers
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 3/19/2021
Re: Flats at Hanover Center 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	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments

Planning Review

Brian Chambers, brian.chambers@wilmingtonnc.gov, 910.342.2782

Comments:

- Construction stamps/signature blocks are no longer necessary as we are approving plans electronically.
- Recombination plat must be recorded prior to final zoning approval. *Note only.*
- Identify increased side and rear setbacks based on increased building height in site data table.

Project Name: Flats at Hanover Center
Formal TRC Resubmittal Response Date: 03/18/2021
Reviewer: Eric Seidel, PE
Department: Engineering – Plan Review Section

1. Please provide additional detail for splitter pipes. The water quality volume for the 36" detention looks to be at the max volume (full) for the pipes. Therefore, if the splitter pipes connect directly to the 42" Pre/Post piping, then the first flush runoff would be allowed to discharge through the 6" orifice prior to any treatment. Is there a weir proposed to hold the water quality volume? Please clarify.
2. How will the portion of buildings fronting Park Avenue be treated? There does not seem to be any roof drain connections proposed. If the roof is to be sloped toward the proposed roof drain system, please provide Architectural Roofing Plan with slope grades and proposed downspout locations.
3. Update Inlet Drainage Area Map to reflect drainage going to each Drop Inlet from the roof drains. DA-20 and DA-30 need to be appropriately split up to the correct DI's.
4. Please label the offsite stormwater bypass on sheet C1.3A from JB-17 to offsite interference manhole. I believe clearly identifying that this runoff is allowed bypass the treatment system is important.
5. Provide private drainage easements for system CI-4 to DI-9 and the offsite drainage described above JB-17 to property line adjacent to existing interference manhole. The Existing Utility Easement DB:1647 PG.534 looks to be for overhead power only and will need to be removed once the power is relocated. I believe a new drainage easement will need to be established.
6. Please remove existing piping connecting to DI-2 and CI-113 on sheet C1.3A. I understand these are to be demoed but I want to avoid any confusion on these pipes being connected during construction.
7. Please label that existing offsite inlet is to be connected to CI-115.

Flats at Hanover Center (formerly Metro Park) - Site Plan Version 2

- It appears the relocated hydrant on page C2.2 is still outside of the 150' requirement for the FDC on building 2.

*Project Name: **FLATS AT HANOVER CENTER (METRO PARK)***

*Formal TRC #2 Date: **03.10.2021***

*Reviewer Name: **Mitesh Baxi***

*Reviewer Department/Division: **PDT/Traffic Engineering***

- Show the existing stop and street name signs at both the intersections of Park Ave and St Johns Ct private drive.

Note to be included in City of Wilmington standard notes:

- Please coordinate with City Traffic Signs and Markings Manager prior to installation of any traffic signs or markings in public ROW.

Please let me know if you have any questions or if I can be of further assistance.