

To: Mark Hargrove
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 4/21/2021
Re: Kornegay

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
Nicole Smith	Planning, Plan Review	Comments below
Richard Christensen	Engineering	Comments attached
Chris Walker	Fire	Nothing further.
Mitesh Baxi	Traffic Engineering	Comments below
Bill McDow	Transportation	Nothing further.
Anna Reh-Gingerich	Stormwater Services	Comments attached

Nicole Smith- Planning

- Add the lot dimensions to ensure compliance with Sec. 18-180(f)(1).

Mitesh Baxi – Traffic Engineering

COMMENTS:

1. Plan shows the City's 20'x70' sight distance triangle at the driveway. Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-556 CofW LDC\]](#)
2. Dimension the turn-around provided at the end of access easement. If backing stub minimum dimensions are not as per standard details SD 3-05, please provide fire truck turning movements confirming the width and radii are sufficient for maneuvering.

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

Richard Christensen – Engineering

1. Please submit the \$400 Drainage Plan Review Fee.
2. C-1:
 - a. Note #2 under Coordination Notes references Brunswick County.
 - b. Note #2 under General Storm Sewer Notes references the Town of Navassa.
3. C-2: Relocate the North Arrow outside of the existing conditions plan view. This sheet shows two north arrows. Check other sheets for same issue.
4. C-3:
 - a. Show the sidewalk section of the driveway apron.
 - b. Add a note addressing the removal of the curb and gutter for installation of the driveway.
 - c. Quantify the amount of proposed on-site and off-site impervious surface area.
 - d. Show site drainage patterns with delineated inlet drainage areas. Need to see that runoff created by the new impervious surface will be conveyed and collected primarily by the inlets on site.
 - e. Does the 90-degree leg of the turnaround need to be in an access easement?
5. C-6.0: Remove the CFPJA details.
6. C-6.1: The sidewalk detail is shown, but I do not see where sidewalk is proposed.
7. Building footprints aren't shown, but we have discussed overwhelming the existing stormdrain system with the runoff generated by the newly constructed impervious surfaces. To keep from overburdening the existing stormdrain system, I suggest adding a note that gutter downspouts should not be connected directly to the system. Need to promote passive infiltration with some sheet flow between the downspouts and the inlets.

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

Chris Walker-Fire

Bill McDow-Transportation Planning

Anna Reh-Gingerich

The Kornegay Subdivision project falls within the Smith Creek Watershed. Any additional stormwater capture on-site would help reduce the amount of stormwater runoff and pollution that could enter Smith Creek and, eventually, the Cape Fear River.

My comments:

1. I know this is early in the process, but I would like to encourage that any future development considers LID practices to help reduce the amount of stormwater runoff being generated and leaving the sites. Please refer to this Smart Yards booklet for lots of examples of proactive stormwater measures, including rain gardens, pervious pavement, and rainwater harvesting: <https://www.wilmingtonnc.gov/home/showpublisheddocument?id=5288>
2. I would encourage some additional native vegetation wherever possible in future landscaping plans. There are a lot of great options in this booklet, including trees, flowers, shrubs, and groundcovers: <https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>
 - a. A variety of sedges would also work: http://hoffmannursery.com/assets/files/files/Hoffman_Nursery_Green_Infrastructure_Chart.pdf

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to incorporate green infrastructure into the project.