

**To:** Shane Lippard, Right Angle Engineering  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 11/22/2022  
**Re:** The Block on Front TRC Rev. 3

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
Rich Christensen	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No further comments

#### Planning Review

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

#### Comments:

- Remove signature blocks. Plans are approved digitally.
- Tree protection fencing is required at a rate of one-foot per diameter inch around the protected trees. *40% encroachment into CRZ is permitted, please verify.*
- Surface parking lots visible from the public right-of-way shall be screened by permanent walls, shrubbery or hedges at least three (3) feet in height. If hedges or shrubbery are used, they shall be at three (3) feet in height at the time of planting and shall be maintained at three (3) to five (5) feet in height at all times. *Screen parking visible form Front Street.*
- Tree credits can only be counted for trees that are not otherwise required to be retained (any protected tree is required to be retained). *Previous comment*
- Provide dumpster screening detail. *Elevations.*

Engineering has reviewed the plans for The Block on Front project submitted November 7, 2022, and have the following comments:

**Design Narrative**

1. Hydraflow Hydrographs:
  - a. Provide a soils map to verify soils and HSG within the project site.
  - b. It does not appear that the site meets the pre/post requirement for the 25-year design storm. Pre = 8.538, Post = 13.20.
  - c. Provide the 10-year routing with the system not infiltrating per the technical standards.

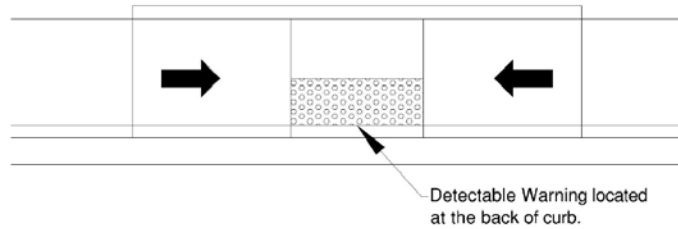
**Design Plans**

2. D3 (Details):
  - a. The Pervious pavement Detail shows a **1"** header curb.
  - b. Extend the header curb to the bottom of the #57 stone to keep the fines from the ABC from migrating into the washed stone.
  - c. Provide an observation well detail for the pervious concrete.
  - d. #57 stone shall be washed stone.

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

**TECHNICAL STANDARDS – PARKING:**

1. Ramps for handicap parking spaces are not provided in accordance with City or ADA standards since flare type ramps will not be able to provide sufficient landing on 4' sidewalk. Instead provide parallel ramps. Reference image below. Refer ADA standards for further reference.



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