

To: Phil Tripp, Tripp Engineering
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 4/7/2021
Re: Woodland Park Minor Subdivision 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
Pat O'Mahony	Planning, Plan Review	Comments attached
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	No further comments
Bill McDow	Transportation	No further comments

Site Plan Comments (Pat O'Mahony, Planning):

1. Show lot sizes with the improved portion of the easement subtracted from the total.
2. Lots 3 & 4 must have 70' on the improved portion of the easement.

Engineering has reviewed the 03/04/2021 submittal for the Woodland Park Subdivision project and offers the following comments:

Miscellaneous

1. Submit an additional \$600 check for stormwater review fee (total fee \$1,000, \$400 previously submitted).
2. The variance for the proposed non-standard driveway flares will be granted. A formal response will be sent soon.
3. Existing contours show offsite runoff draining through the site and to the proposed pond. Please account for the offsite runoff in the site and pond design.
4. Submit a drainage area map and include all offsite drainage areas that discharge to the project site.
5. Each lot will need to be deed restricted for allowable impervious area. Specify the allowed impervious area for each lot on the plans. Also, please complete and submit the High Density Residential Deed Restriction Form, which can be found in the link below:

<https://www.wilmingtonnc.gov/departments/engineering/plan-review/stormwater-permits>

Stormwater Management Permit Application Form

6. This project is now applying for a full stormwater management permit. Therefore, please submit a revised and complete stormwater management plan application form (all sheets).

Orifice Sizing / Drawdown Calculations

7. The 0.88" orifice diameter meets the 2-5 day drawdown requirements for the minimum required treatment volume. However, the entire temporary pool volume must also drawdown to the permanent pool elevation within 2-5 days. Please redesign the pond and outlet structure to meet this requirement.

Supplement

8. **Drainage Areas, Line Item # 5, 6, & 10:** Revise impervious areas to match the plans and stormwater permit application form.
9. **Drainage Areas, Line Item # 8 & 9:** Please account for offsite drainage being directed to the wet pond if necessary.
10. **Drainage Areas, Line Item # 17:** Revise design storm to be 1.5".

11. **Wet Pond, Line Item #20 & 21:** Revise these elevations to correlate with the main pool bottom and sediment removal elevations (26.0' and 27.0' respectively).
12. **General:** Revise supplement based on any changes to design

Plans

13. Provide a wet pond outlet structure detail. A 45 degree turn down orifice is recommended.
14. Revise drainage note #1 on sheet C3.
15. Add a drainage note to sheet C3 for all lot and access easement drainage to be directed to the wet pond SCM.
16. The wet pond should be equipped with an emergency spillway (NCDEQ, General MDC, MDC #5). Please show the location of the emergency spillway on the plans (plan view).
17. Also, revise the emergency spillway detail on sheet C6.
18. Specify lot grading and how all lot drainage will be captured and directed to the wet pond. Additional drop inlets or other conveyances may need to be installed to capture all runoff.
19. Revise the outlet structure callout on sheet C3 to include dimensions, orifice size, weir size, and elevations, etc.