# Memo

**To:** Phil Tripp, Tripp Engineering

**From:** Pat O'Mahony, Associate Planner; 910-341-0189

**CC:** File;

**Date:** 5/21/2021

**Re:** Woodland Park Minor Subdivision TRC Rev. 3

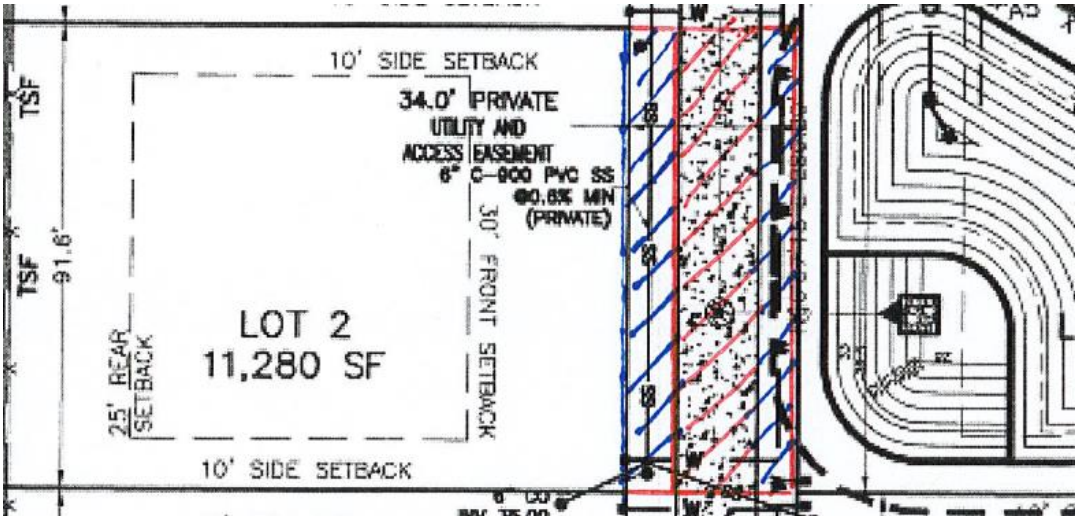
---

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 |
|---|---|---|
| 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. No issues with the easement lines being in the lots. Since it is an easement and not a right-of-way, the easement has to extend into the lots. I just wanted confirmation that the paved area within the easement was subtracted from the lot size and shown accurately on the plans. See example below. The hatched area is the easement and included as part of Lot 2. The area hatched in red is improved (paved) and must be subtracted from the lot size. The area in blue can be counted toward lot size.



Engineering has reviewed the 05/04/2021 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).

**Orfice Sizing / Drawdown Calculations**

2. The 1.5” orifice diameter meets the 2-5 day drawdown requirements for the provided temporary pool volume. However, the first 1.5” volume must also drawdown to the permanent pool elevation within 2-5 days. Please redesign the pond and outlet structure to meet the 2-5 day drawdown time for both the 1.5” storm volume and the total provided temporary pool volume.

**Pre/Post Calculations**

3. The peak outflow for the 25-year storm is greater than the predeveloped flow rate. Please revise the pond and outlet structure to meet the 2, 10, and 25-year storm pre/post requirement.

**Supplement**

4. Revise the supplement based on any changes to the design.

**Plans**

5. *Sheet C6, Outlet Structure Detail:* Engineering recommends specifying 1-2 feet of vertical separation between the outlet structure orifice turn down pipe and the bank slope to help prevent clogging.