



**DATE:** 01.06.2016  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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■ **MASONBORO TRACE [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

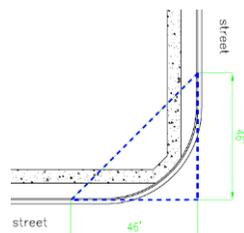
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Provide a street name for the unnamed 40' ROW for the subdivision.
2. The site plan shows a connection to the existing ROW for Whispering Pines subdivision. Please clarify if this connection/ road stub will be Chukka Way extension or another street name.
3. Clarify the spelling of the street name, "Masonboro Sound Loop Road" is shown on the plans.
4. The proposed cross section detail is shown as 45', however, the street has a 40' ROW.
5. Please label the width of the plaza portion of the proposed street cross-section detail.
6. Please increase the street corner radius for the new street. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
7. If the street corner curb radius conflicts with the adjacent property driveway aprons, please provide a minimum 6.5' clearance between the street corner radius and the driveway apron.

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):**

8. Provide a sidewalk connection between the passive open area and the public sidewalk.
9. Provide sidewalk detail SD 3-10 on the plan.
10. Show and apply the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



11. Show proposed traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
12. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.

13. If the project is proposing a driveway that is different than the standard detail, please show it on the site plans.
14. The site does not show sidewalk along Masonboro Sound Road. If the site is planning to dedicate ROW for the future Masonboro Sound Trail identified in the Comprehensive Greenway plan, please show it on the site plans.

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. A sign shall be placed at the northern ROW boundary of the property indicating that a future connection will be opened when the property ROW to the north develops. Please note this on the site plan.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, [Alina.Jakubcanin@wilmingtonnc.gov](mailto:Alina.Jakubcanin@wilmingtonnc.gov), to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.