



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 341-3258
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

DATE: 01.18.2018
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **MASONBORO LODGE PHASE 2 [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.

BASE INFORMATION:

- Revise all sheets to show the location of the proposed Masonboro Loop Trail along the frontage of this property. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan.

NCDOT:

It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

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

1. Masonboro Trail is a City of Wilmington maintained street and part of the Masonboro Loop Road Trail specified in the Wilmington/ New Hanover County Comprehensive Greenway Plan. The project will be required to install the 10’ Multi-use Trail or a Pedestrian Access Easement for the Trail.
2. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
3. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.

TECHNICAL STANDARDS – PARKING:

4. Dimension parking stalls, radii and parking aisles for both lots. [Sec. 18-529(b)(2) CofW LDC]
5. The minimum standard vehicle parking space size is 8.5’ in width by 18’ in length. If the parking lot is using vehicle overhang for these spaces, please label the dimensions for the overhang.
6. Please verify the size of the proposed landscape islands. The proposed landscape islands appear to be less than 216 SF.

TECHNICAL STANDARDS – Barrier Free Design:

7. The site appears to transitioned from a 6.5' sidewalk to a 3-4' sidewalk in front of the bicycle parking and along the ADA Accessible Route from the Handicap Parking space to the building front. Please increase the sidewalk width to a minimum 5' at this area.
8. Please show location of handicap signs and provide details on the plan.
9. It is unclear where the second handicap parking space and accessible aisle are located. Please show the second handicap space, accessible aisle and handicap ramp on the site plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

1. Please revise notes #12 and #13 on the cover sheet to reflect the following verbiage:

#12: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced

#13: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.