



**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:** 05.10.2017  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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■ **FORTUNE PLACE II [TRC Plan Review 4]**

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

1. The 40' ROW sections of Cloverland Way and Trumpet Vine Way do not match the standard detail for a city street. The street section for a local street or minor street with a 40' ROW requires a 5' sidewalk section and a 5' plaza section with type A curb and gutter. The plaza and sidewalk width for other types of curb and gutter are on pg. 7-4. [Pg. 7-4, CofW TSSM]
2. Construct the 40' ROW street sections in accordance with SD 3-01.8. [SD 3-01.8, CofW TSSM]
3. Add street trees to Cloverland Way and Trumpet Vine Way in the 40' ROW sections.
4. Show the street cross section for a 40' ROW in accordance with SD 3-01.8. [SD 3-01.8, CofW TSSM]

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.