



**Planning, Development
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DATE: 07.20.2015
TO: ProTrak
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Transportation Planning

■ **FORTUNE PLACE II [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.

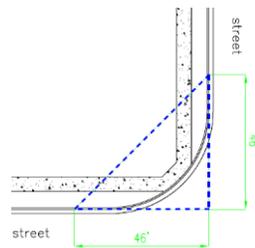
TECHNICAL STANDARDS – NEW ROADS:

1. The proposed intersection of Gate Post Lane and Trumpet Vine Way does not match the intersection that was approved in Fortune Place Phase I, which was a 4 way intersection. The northern portion of the intersection has been replaced by proposed lot #94.
2. The project streets do not connect to the subdivisions to the South and East. Please provide connections for interconnectivity between the subdivisions.
3. The intersections of Cloverland Way and Trumpet Vine Way and Gate Post Lane and Trumpet Vine Way are closer than the 200'/400' minimum distance per the City's technical standards. [\[7-5 CofW Tech Stds\]](#)
4. Show a cross-section detail showing the existing street and the proposed widening for the 40' ROW on Cloverland Way.
5. Revise the cross-section detail for the typical Public Street X-section shown. Show the cross-section for the 50' ROW provided for Trumpet Way. Clarify whether the street has Type A curb and gutter or Type H "Valley type" curb.
6. Show a vertical profile for each of the proposed streets showing construction materials proposed for the street, (asphalt, base materials, stone, etc.)
7. Show centerline geometry of new streets. Ensure the horizontal centerline radius is shown of the site plan or grading plan. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
8. Install wheelchair ramp at corner of Trumpet Vine Way and Trumpet Vine Way, Cloverland Way and Trumpet Vine Way, and Gate Post Lane and Trumpet Vine Way, per City standards. Connect sidewalk with ramp.
9. The street stub between Lots #56 and #57 is not named. Also, a temporary turn around may be required for this street.

10. The eastern end of Cloverland Way appears to be go to a Passive Recreation Area. Please provide information on the connection between the street and recreation area. If an easement is proposed, show it in the site plan.
11. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]

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

12. The site has large ditches that bisect the project. Please add a note to ensure the ditches are filled to allow driveways, homes and lots to be graded and constructed.
13. The ditches cross the proposed streets, will any of the streets be piped or modified to allow construction of the streets and intersections?
14. Driveways shall be City-standard ramp-type driveways. Show a typical driveway and appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
15. Provide a pedestrian connection between the Trumpet Vine Way and the Passive Active Recreation Area near lot #46 and the Passive Active Recreation Area near Lot #60.
16. There is a 4' mulch path proposed on the Eastern side of the site, (from lots #53 to Lot#56). Please provide information (start and end) on the path and other proposed pedestrian trails on the site plan.
17. Distinguish between proposed and existing sidewalk(s) and provide dimensions
18. Provide sidewalk detail SD 8-15 on the plan.
19. 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]



GENERAL NOTES TO ADD TO THE PLAN:

- A. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- B. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

MISCELLANEOUS:

- ❖ Contact 341-7888 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.