



Planning, Development and Transportation

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DATE: 12.16.2019
TO: ProTrak
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■ **MASONBORO VILLAGE [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.

TRAFFIC IMPACT:

- ❖ The Masonboro Village development has a TIA that is currently under review.
- ❖ Please provide updated Trip Generation Numbers for the proposed project for all 168 units.

TECHNICAL STANDARDS – NEW ROADS

1. The proposed Road C and Road H cul-de-sacs appear to have a median section that does not meet city technical standards. Please revise the median section to meet minimum standards and label the dimensions. [\[Chapter VII, Number 13, page 7-7, CofWTSSM\]](#)

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

2. Please label and dimension the sidewalk on Masonboro Loop Road.

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)

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.