

Memo

To: Mark Hargrove, PE
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 6/17/2021
Re: Cottages on Wrightsville TRC Rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	Comments attached
Richard Christensen	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O'Mahony- Planning

- Reminder that improvements must be installed or bonded prior to recordation of final plat.

Project Name: Cottages on Wrightsville

TRC Date: N/A

Reviewer: Richard Christensen, PE

Department: Engineering – Plan Review Section

- Variance response will be sent under separate cover.
- No further comments from Engineering.



Public Services

Engineering
P.O. Box 1810
Wilmington, NC 28402-1810
910 341-7807
910 341-5881 fax
wilmingtonnc.gov
Dial 711 TTY/Voice



Via e-mail: mark@portcityeng.com

June 8, 2021

Mr. Mark Hargrove, PE.
Port City Consulting Engineers, PLLC
6216 Stonebridge Road
Wilmington, NC 28409

Re: Administrative Variance Requests – Cottages on Wrightsville

Dear Mr. Hargrove:

On behalf of the City Engineer, I have reviewed your request for a waiver and rendered the following decision:

Minimum Side Property Line Offset

Granted

Denied

Technical Standard: Chapter VII (Traffic Engineering), Section C 2.c. (2): *All driveways along the major thoroughfares shall have a property line offset of 75' measured at the curb line.*

Description: The applicant seeks relief from the minimum side property line offset for the Wrightsville Avenue driveway serving the proposed project.

Justification: This proposed project along Wrightsville Avenue has a narrow frontage that would not allow for compliance with the technical standard. The proposed driveway is centered along the property frontage allowing as much distance between both property lines as is possible. Because of the physical site constraint, it is appropriate to allow a driveway entrance along Wrightsville Avenue within 75' of the side property line.

Please contact me at richard.christensen@wilmingtonnc.gov if you have any questions.

Sincerely,

Richard Christensen

Richard Christensen, PE
Project Engineer

cc: David Cowell PE, City Engineer, City of Wilmington
Patrick O'Mahony, Associate Planner, City of Wilmington
Bill McDow, Transportation Planning, City of Wilmington
Mitesh Baxi, Senior Traffic Engineering Technician, City of Wilmington

Project Name: COTTAGES ON WRIGHTSVILLE

Formal TRC Date: 06.10.2021

Reviewer Name: Mitesh Baxi

Reviewer Department/Division: PDT/Traffic Engineering

TECHNICAL STANDARDS:

- Dimension driveway width at the property line and flares at the curb line or edge of pavement.
- Dimension the storage length in the driveway from property line to the point where the width narrows to 16'.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **COTTAGES ON WRIGHTSVILLE**

TRC Date: **06.14.2021**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The proposed pavement section for the Private Access Easement is shown as 1.5 thickness.
Please consider increasing the thickness of the pavement.
2. No Further comments.