

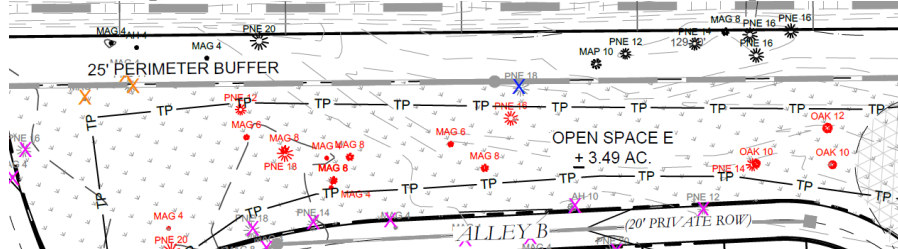
To: Dan Fisk, Paramounte Engineering
From: Pat O'Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 7/8/2020
Re: East & Mason TRC Rev. 1

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:

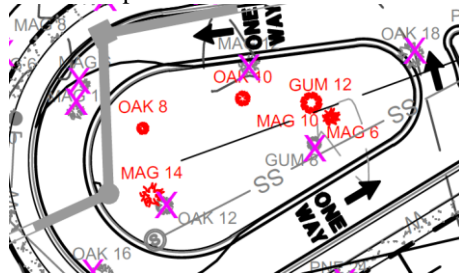
Staff	Department	Notes
Pat O'Mahony	Planning, Plan Review	Comments attached
Eric Seidel	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Michelle Hutchinson	GIS/Addressing	Comments attached

Site Plan Comments (Pat O'Mahony, Planning):

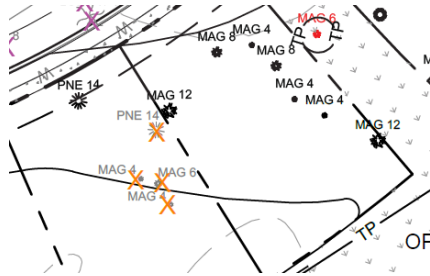
1. Ensure tree protection is shown around all trees located within perimeter buffer area:



2. Show tree protection:



3. Are the trees shown in black proposed to remain? Unclear if they are being removed or remaining? Some show tree protection while others do not.



4. Provide amenity center (Phase 1) details as part of plans, if possible.
5. Tree mitigation or payment in lieu of installation required.

Engineering (Eric Seidel)

Stormwater Management Permit Application Form:

1. VII. Property Owner Authorization: Need Property owner signature and notary.

Plans:

1. Site Plan (C-2.1): Road connections to existing Orchid Trace stubs need to be made for Road D & Road G. Per SRB approval the developer has agreed to make the two cross connections to the adjacent Northern Parcel and need to be shown prior to approval.
2. Site Plan (C-2.1): Please Note: Amenity & Club House design needs to be submitted for review when available. This can be processed as a Modification to the stormwater permit.
3. Site Plan (C-2.1 – 2.4): Show monumentation per markup provided by City Surveying while including City Details 14-05 & 15-01 on detail sheet.
4. Grading Plan (C-4.1 – C4.3): Per 15A NCAC 02H.1019 Coastal Counties (7)(c) (iii) orifice drawdown from all Wet Ponds need to be filtered through a minimum of 18” of sand. Provide updates to Plan view along with details.
5. Additional Spot elevations and dimensioning are needed for public sidewalk and Multi-Use path along Masonboro Loop and Sound Roads. Assure clear recovery & ADA rules and regulations are being met.
6. All offsite drainage received from Magnolia Plantation will need to be put into a Public Drainage Easement with 20’ dedicated from either side of the stream or ditch top of bank.
7. Provide JD and Wetland impact permits when received.

Fire (Chris Walker)

1. I would like to know the status of the Road G connection to Orchard Trace. Otherwise no comments from FIRE.

Traffic Engineering (Mitesh Baxi)

TECHNICAL STANDARDS:

1. Site plan shows median encroaching into a crosswalk at the entrance of Road A off Masonboro Loop Rd. Please reconcile the detail of crosswalk on the site plan with that on striping and signage plans.
2. Dimension the width of a medians at the entrance of ROW off Masonboro Loop Rd & Masonboro Sound Rd on site plan.
3. Dimension the lane widths at the Road D off Masonboro Sound Rd at the median section.
4. Wheelchair ramps at street corner of Masonboro Loop Rd and Masonboro Sound Rd shall be provided per NCDOT and/or City standards. Connect sidewalk with ramp. [Chapter II (E) (6) of CofWTSSM]
5. Show and apply the City’s 46’x46’ sight distance triangle at each ROW corner intersection on the site plan and landscaping plan. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].
6. **SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES:** This section of Masonboro Loop Rd is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. In accordance with the City Code, sight distances for driveways along thoroughfares must be calculated in compliance with the AASHTO requirements. [Chap VII (C) (1) of CofW Tech Stds] [Sec.18-556 CofW LDC]. Show

AASHTO SDT in addition to 20'x70' SDT for driveways on site and landscape plans. Show the sight distance on site and landscape plan [Sec.18-556 CofW LDC].

7. SIGNAGE AND PAVEMENT MARKING:

- Plan shows pedestrian crossing warning signs at the roundabout. Additional a diagonal downward pointing arrow shall be installed below this sign at the crosswalk location. [City, MUTCD standards]
- Crosswalk pavement markings at the north side on roundabout is shown as standard parallel and others as high visibility. Please revise to show all as high visibility crosswalks.
- Show pavement markings of directional arrows for approaching lanes and circular lane of roundabout.
- Roundabout ahead sign shall be installed to warn drivers of upcoming roundabout.
- Yield ahead sign to warn drivers of upcoming yield sign.

8. ROUNDABOUT:

- Provide full section with elevations and cross slopes as applicable.
- A separate table may be provided detailing the designed entry speed, circulating and exit speed-radius relationships as per roundabout category.
- Dimension inscribed diameter, circulatory roadway width, length of splitter islands before and after crosswalk.
- Show a stopping sight distance on approach, stopping sight distance on circulatory roadway (across the island), intersection, and to crosswalk on exit. Show on site/landscape plans.
- Please contact Duke Energy and lighting consultant for providing Photometric and acceptable lighting levels. It is preferred that lighting be placed at locations on the approach side of the crosswalks. Refer AASHTO roundabout design guidelines.

9. CITY STREET LIGHTING POLICY:

- Label the existing streetlights off Masonboro Loop Rd in the vicinity of the development. Contact Duke Energy and keep City informed if any of the street lights are in conflict of proposed street and requires relocation. Show the existing as well as post-development locations of these lights.
- Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
- Landscape plan shows proposed street lights overlap the tree coverage at multiple locations. Please revise to provide minimum spacing in accordance with City standards SD 15-17.

TECHNICAL DETAILS/NOTES TO BE AMENDED:

- A. Update sheet C-6.0 with revised SD 15-03 as per current City standard.
- B. Update sheet all relevant sheets with revised SD 15-17 as per current City standard.

Transportation Planning (Bill McDow)

TECHNICAL STANDARDS:

1. Please show the estimated Trip Generation Numbers on the Site Plans.
2. The proposed site plans do not show TIA improvements to the site, including Right Turn lanes, Left Turn Lanes and driveway ingress and egress configurations for Road A and Road D. Please show the improvements and land configurations on the site plan.
3. Please show the modified Street Cross Section for Alley B, which is required to have modified curbing, per the SRB approval.
4. Road A and Road D have sidewalk on both sides of the residential collector streets; however, the street intersections appear to be missing ramps to allow pedestrians to safely cross these roads. Please revise.
5. The proposed intersection of Road D and Masonboro Sound Road has a utility pole shown on all plan sheets and landscaping sheets. Please revise.

6. The proposed medians appear to be partially blocking the crosswalk area from the sidewalk, (i.e. Masonboro Loop Road and Road A crossing). Please pull the median back a minimum distance from the crosswalk.

NCDOT (Patrick Wurzel)

1. A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State road. Submit to the local NCDOT District Engineer's Office.
2. Submit the improvements required by the approved TIA
3. A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way
4. NCDOT Division 3 District 3 is now paperless. When ready to submit email all documents to Div3Dist3@ncdot.gov

Michelle Hutchinson (GIS/Addressing)

Project Address

Overall Project Site address is approved as 7500 Masonboro Sound.

Development Name

The development name **East & Mason** is approved for use for this development.

Street Names

Any private street/alley will be required to have a street name. The development has 10 private roads/alleys which require an approved street name. Please submit a list of 15-20 names for review as soon as possible. If you would like to be sent a list of current street names in use, names to avoid while submitting your list for review, please email me, and I will send the list. The road segments needing a name are as follows:

- 1) Road A/Road C are the same road continuing thru the roundabout
- 2) Alley A
- 3) Road C (coming off of road A above Alley A)
- 4) Road E/Road D are the same road continuing thru the roundabout
- 5) Alley B
- 6) Stub coming from Alley B
- 7) Alley C
- 8) Road F
- 9) Road G
- 10) Road H

All street names must be approved by the City of Wilmington. Proposed street names should be submitted to one of the following City employees for approval:

Michelle Hutchinson (910) 341-4643, Michelle.Hutchinson@wilmingtonnc.gov or
Jim Sahlie, (910) 341-5826, Jim.Sahlie@wilmingtonnc.gov

Approved street names must be properly labeled on all final construction plans and final plats submitted to the City. Failure to properly label the names may result in the re-submittal or re-recording of a construction plan or plat.

Street name signs for public and private streets must be erected before a Certificate of Occupancy is issued. Contact Traffic Engineering at 910.341.7888 for information about street signs for this project.

Street names may not duplicate, sound-alike, or be similar to any other street name or development name in New Hanover County (Addressing Standards and Procedures, Section 2.2.5).

Street names must be a minimum of three (3) characters and a maximum of twenty-four (24) characters in length (Addressing Standards and Procedures, Section 2.2.1 and 2.2.2).

Street names should avoid the use of special characters, such as hyphens, apostrophes, or periods (Addressing Standards and Procedures, Section 2.2.3).

Street names should avoid the use of words or syllables that may be confused with directional or street type designations (i.e. Northglen Dr or Circle Dr) (Addressing Standards and Procedures, Section 2.2.4).

Continuous streets passing from one existing subdivision to a new one should continue the same name (Addressing Standards and Procedures, Section 2.3.4).

The Addressing Standards and Procedures Manual for the City of Wilmington and New Hanover County can be found online by clicking [here](#). Please reference this document for additional information about street suffix usage (Section 2.4.1) and other details or rules regarding street naming and addressing.

Final dwelling/unit addresses

Individual dwelling and/or unit addresses will be assigned upon final site plan approval and will be based on approved street names.

Lot numbers should be labeled on site plan. Lot numbers shown on site plan should not be used as unit/dwelling address.