

**To:** Dan Fisk, Paramounte Engineering  
**From:** Pat O'Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 10/15/2020  
**Re:** East & Mason TRC Rev. 2

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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	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

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

1. Tree mitigation or payment in lieu of installation required.

**Engineering (Eric Seidel):**

1. Stormwater Application needs to be signed & notarized by Property Owner.
2. No further comments.

Project Name: **EAST & MASON**

Formal TRC #2 Date: **10.06.2020**

Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **PDT/Traffic Engineering**

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- Coordinate with Engineering division for any variance to the technical standards.
- Label the streets appropriately in all the sheets.

**TECHNICAL STANDARDS:**

1. For local streets: minimum median width - 10' face-to-face. For collector streets: minimum median width - 13' face-to-face. Medians at the entrance of ROW off Masonboro Loop Rd & Masonboro Sound Rd are subject to variance. Please disregard if requested for.
2. Wheelchair ramps at street corner of Masonboro Loop Rd and Masonboro Sound Rd shall be provided in accordance with City standards. Detail the type of ramps to be provided.
3. Show the detectable warning domes at the corner of Watersail Dr and Boatwatch Alley.
4. **SIGNAGE AND PAVEMENT MARKING [City/MUTCD standards]:**

Clearly show and dimension the modified/proposed lane configuration at the intersection and for the property frontage of Masonboro Loop Rd as per below but not limited to.

  - a. Dimension the right turn lane taper proposed into the site.
  - b. Dimension the left turn lane, taper and storage length based on the existing speed limit.
  - c. Dimension and label the type of mini-skip lines.
  - d. Provide the details of painted island on Masonboro Loop Rd.
  - e. Include all the relevant standard details for pavement markings.
  - f. Dimension the width of all the modified/proposed lanes on.
  - g. 'City maintenance ends here' signage shall be provided by the developer at the transition of public ROW (off Orchard Trace) to private ROW (Watersail Dr and Laurel Point Dr). The demarcation point must be surveyed prior to installation. Please contact City's Sign and Marking Engineering Manager or Supervisor.
5. **ROUNDBABOUT:**
  - Please contact Duke Energy and lighting consultant for providing Photometric and acceptable lighting levels. These are private ROWs, so streetlights are not subject to reimbursement by City but considering public safety it is recommended that lighting be placed at locations on the approach side of the crosswalks before entering the roundabout.

Refer AASHTO roundabout design guidelines.

**TECHNICAL DETAILS/NOTES TO BE AMENDED:**

- A. Update sheet C-6.3 with revised SD 15-17 as per current City standard.

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

Project Name: **EAST AND MASON SUBDIVISION**

TRC Date: **09.25.2020**

Reviewer Name: **BILL McDow**

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

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**TECHNICAL STANDARDS:**

1. Site plan Sheet C-2.4a appears to be missing a graphic scale. Please include a graphic scale on each plan sheet.
2. Please label the length of the proposed TIA improvements, including the full storage length and taper length of the Right Turn lane.
3. Please label the length of the proposed TIA improvements, including and the full storage length and taper length of the Left Turn Lanes.

[Please let me know if you have any questions regarding the comments.](#)