

To: Steven Buie, Port City Land Surveying
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 3/11/2021
Re: Long Street Minor Subdivision Preliminary Plan 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
Brian Chambers	Planning, Plan Review	Comments below
Rob Gordon	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Planning Review

Brian Chambers, brian.chambers@wilmingtonnc.gov, 910.342.2782

Comments:

- Infrastructure improvements along Long Street frontage required. See TRC comments from Engineering, Traffic Engineering, and Transportation Planning.

Brian Chambers

From: Rob Gordon
Sent: Thursday, March 11, 2021 11:42 AM
To: Brian Chambers
Subject: RE: Preliminary Plan Application - Long Street Minor Subdivision

Engineering comments on Preliminary Plan:

- There is curb and gutter adjacent to and across from this parcel. Per [Article 7, Div II of City code](#), this project will be required to carry the improved roadway across the frontage of the lot, including curb & gutter, sidewalk and drainage. These improvements must either be built or bonded prior to subdivision.
- The drainage easement proposed will have to meet City technical standards per 18-377 of City Code. This will require a larger easement than the 20' proposed. However, we can revisit the required easement if a proposed development were to pipe or reconfigure the ditch.
- The subdivision and associated r/w improvements will not trigger a stormwater permit requirement.

Call or email if you would like to discuss. Thank you.

Robert Gordon, PE
Plan Review Engineer
City of Wilmington/Engineering
(910) 341-5856

From: Brian Chambers <Brian.Chambers@wilmingtonnc.gov>
Sent: Thursday, February 25, 2021 3:08 PM
To: Patrick O'Mahony <Patrick.OMahony@wilmingtonnc.gov>; Aaron Reese <Aaron.Reese@wilmingtonnc.gov>; Bill McDow <Bill.McDow@wilmingtonnc.gov>; Mitesh Baxi <Mitesh.Baxi@wilmingtonnc.gov>; Rob Gordon <Rob.Gordon@wilmingtonnc.gov>; Richard Christensen <Richard.Christensen@wilmingtonnc.gov>; Eric A. Seidel <Eric.Seidel@wilmingtonnc.gov>; Trent Butler <Trent.Butler@wilmingtonnc.gov>; Chris Walker <Chris.Walker@wilmingtonnc.gov>; Chad Chandler <Chad.Chandler@wilmingtonnc.gov>; Jeff Theberge <Jeff.Theberge@cfpua.org>; David Dailey (David.Dailey@cfpua.org) <David.Dailey@cfpua.org>; Robert Bentfield <Robert.Bentfield@wilmingtonnc.gov>
Cc: Damiere Powell <Damiere.Powell@wilmingtonnc.gov>; Gilbert Combs <Gilbert.Combs@wilmingtonnc.gov>; Anna Reh-Gingerich <Anna.Reh-Gingerich@wilmingtonnc.gov>; Jeff Thomas <Jeff.Thomas@wilmingtonnc.gov>; Jeff Walton <Jeff.Walton@wilmingtonnc.gov>; Nicole Smith <Nicole.Smith@wilmingtonnc.gov>; Craig Harris <Craig.Harris@wilmingtonnc.gov>; Abie Bonevac <Abie.Bonevac@wilmingtonnc.gov>
Subject: Preliminary Plan Application - Long Street Minor Subdivision

Planning staff has received a **Preliminary Plan** application for **Long Street Minor Subdivision** located on the southwest side of Long Street, just north of Stonewall Jackson Drive.

The application materials are located in the project folder on the X drive.

X:\Private Development\Plan Review-Long Street Minor Subdivision\Review\2021-02-25 TRC Preliminary Plan Rev 1 Submittal

The assigned project planner is **Brian Chambers**. This project will **NOT** require a **TRC meeting**. Please return all comments by **3/10/21**. Please refer to the Pre-TRC Meeting Summaries for your review. Short-cuts to the Pre-TRC meeting folders are located in the review folder for this submittal.

Brian Chambers

From: Chris Walker
Sent: Thursday, March 04, 2021 3:22 PM
To: Brian Chambers
Subject: RE: Preliminary Plan Application - Long Street Minor Subdivision

Good Afternoon, the only thing I need for **Preliminary Plan** for **Long Street Minor Subdivision** is the hydrant called out across the street from lot.

Battalion Chief Chris Walker

Wilmington Fire Department
Fire Marshal
910-343-3918 Office
910-612-1857 Cell



From: Brian Chambers <Brian.Chambers@wilmingtonnc.gov>
Sent: Thursday, February 25, 2021 3:08 PM
To: Patrick O'Mahony <Patrick.OMahony@wilmingtonnc.gov>; Aaron Reese <Aaron.Reese@wilmingtonnc.gov>; Bill McDow <Bill.McDow@wilmingtonnc.gov>; Mitesh Baxi <Mitesh.Baxi@wilmingtonnc.gov>; Rob Gordon <Rob.Gordon@wilmingtonnc.gov>; Richard Christensen <Richard.Christensen@wilmingtonnc.gov>; Eric A. Seidel <Eric.Seidel@wilmingtonnc.gov>; Trent Butler <Trent.Butler@wilmingtonnc.gov>; Chris Walker <Chris.Walker@wilmingtonnc.gov>; Chad Chandler <Chad.Chandler@wilmingtonnc.gov>; Jeff Theberge <Jeff.Theberge@cfpua.org>; David Dailey (David.Dailey@cfpua.org) <David.Dailey@cfpua.org>; Robert Bentfield <Robert.Bentfield@wilmingtonnc.gov>
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Project Name: **LONG STREET MINOR SUBDIVISION**
Pre-TRC Date: **03.10.2021**
Reviewer Name: **Mitesh Baxi**
Reviewer Department/Division: **PDT/Traffic Engineering**

BASE INFORMATION:

- Accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Include the details for an intersection of Longstreet Dr and Stonewall Jackson Dr. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
<https://www.wilmingtonnc.gov/home/showdocument?id=11856>
- Show and label the existing streetlights in the vicinity of this property.
- Coordinate with Engineering division for any variance to the technical standards.
- *Responsibility for street and transportation improvements.* When a lot or lots within a subdivision abut an existing public street, highway or thoroughfare, the subdivider shall be responsible for the installation of all improvements to that portion of the street, highway or thoroughfare adjacent to and utilized by that subdivision. [Sec.18-378 (a) CofW LDC]

TECHNICAL STANDARDS:

1. Show driveways for adjacent lots and lots across the street.
2. Provide sidewalk detail SD 3-10 on the plan. [Sec. 18-529(b)(2) CofW LDC]
3. Provide curbing detail SD 3-11 on the plan. [Sec. 18-529(b)(2) CofW LDC]

GENERAL NOTES TO ADD TO THE PLAN:

- A. Street trees must be located a minimum of 15 feet from streetlights. [CofW SD 15-17]
- B. Any required installation or relocation of traffic signs is the responsibility of the project developer. Please coordinate with City Traffic Signs and Markings Manager or supervisor prior to installation of any traffic signs or markings in public ROW.
- C. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- D. Any broken or missing sidewalk panels and curbing will be replaced.
- E. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.
- F. Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

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

Brian Chambers

From: Bill McDow
Sent: Thursday, March 11, 2021 12:32 PM
To: Brian Chambers; Chris Walker
Cc: Scott James; Rob Gordon; Mitesh Baxi
Subject: Re: TRC Comments for Longstreet Subdivision

Brian,

Based upon our conversations regarding sidewalk and curb and gutter, my comment on those items would change.

1. The site is along Longstreet and adjacent to a parcel with existing curb and gutter and public sidewalk. The LDC, Section 18-378 (a), requires curb to be installed along the frontage of this parcel. Please show the curb and gutter along the frontage of this subdivision and connect the proposed sidewalk to the existing sidewalk for the adjacent parcel. The final pavement width should match the SD 3-01.2, [SD Residential Collector Street with 60' ROW]. SD 3-01.2, CofWilm., Technical Standards.

Bill

From: Brian Chambers <Brian.Chambers@wilmingtonnc.gov>
Sent: Thursday, March 11, 2021 11:47 AM
To: Bill McDow <Bill.McDow@wilmingtonnc.gov>; Chris Walker <Chris.Walker@wilmingtonnc.gov>
Cc: Scott James <Scott.James@wilmingtonnc.gov>; Rob Gordon <Rob.Gordon@wilmingtonnc.gov>; Mitesh Baxi <Mitesh.Baxi@wilmingtonnc.gov>
Subject: RE: TRC Comments for Longstreet Subdivision

Bill/Chris, you have any comments on this one?

Brian Chambers, AICP
City of Wilmington
Senior Planner | Current Planning
Department of Planning, Development & Transportation
305 Chestnut Street | PO Box 1810
Wilmington, NC 28402-1810
Ph: 910.342.2782 | Fx: 910.341.7801
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