



**Planning, Development  
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**DATE:** 01.08.2019  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

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■ **WHITEBROOK FARMS [TRC Plan Review #2]**

↻ 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.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Show proposed curb and gutter for the new private street.
2. Please provide the street cross section for the proposed 40' Private ROW. The details show a 50' ROW detail. Please show the 40' ROW or modify the 50' ROW to show how the private street will be configured.
3. As previously stated, label the curb and gutter for the new street. Curbing has been shown on the parking lot, however, the curb adjacent to the Southern property line should be labeled.

**TECHNICAL STANDARDS – PARKING:**

4. The proposed R12' radius at the end of the one-way driveway may hinder Fire and Emergency vehicle ingress and egress from the driveway. As the applicant has requested a variance from the standard R25' radius required for areas where Fire and Rescue vehicles will operate, a vehicle turning movement for the Fire Engine and Rescue must be provided. The City of Wilmington uses a 48.1' vehicle for the Fire Template length.
5. The parking area in Lot 2 must be shown on the site plan. Label the border/ edges of the parking area, and any proposed parking spaces. [\[SD 15-11 CofW Tech Stds\]](#)
6. Parking areas with over 25 parking spaces require bicycle parking. Please provide bicycle parking. 5 bicycle parking spaces shall be provided in accordance with Sec. 18-528. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

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.