



**Planning, Development
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DATE: 02.06.2018
TO: ProTrak
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 Traffic Engineering

■ **STUDIO 17 APARTMENTS [TRC Plan Review]**

↻ 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.



BASE INFORMATION:

- Revise all sheets to 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. 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.

NCDOT:

It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must at least 75’ offset from property lines to the curb line. This site does not comply with this required. This driveway offset requirement is subject to a variance. [[Chap VII \(C\) \(2\) \(c\) \(2\) of CofW Tech Stds](#)]

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

2. Show driveways for adjacent lots and lots across the street.
3. Dimension driveway tapers. [[Sec.18-529 CofW LDC](#)]
4. Dimension the existing sidewalk in front of the property.
5. There is an existing streetlight pole in the vicinity of the northern corner of proposed driveway on 17th St. Please label whether this pole will be removed/relocated.

6. The handicap ramps shown within the parking facility are not installed as per [SD 3-07](#). Please revise.

TECHNICAL STANDARDS – PARKING:

7. Note the required and proposed parking spaces in the site data.
8. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [[Sec.18-526 CofW LDC](#)]
9. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
10. Provide an additional dimension for the parallel parking for this project.
11. Provide a turning movement analysis for a trash collection vehicle demonstrating the access to the dumpster pad.

TECHNICAL STANDARDS – Barrier Free Design:

12. Note the required and proposed number of handicapped spaces in the site data. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
13. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 3' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use [[Chapter VII, Detail SD 15-13 CofWTSSM](#)]. If this condition is not meet Provide wheel stops for parking spaces perpendicular to 5' sidewalk to allow for car overhang and prevention of cars hitting the pedestrian.
14. Show the location of the handicap space with an appropriate symbol and handicap sign on the plan.
15. Show the typical handicap sign detail on the plan as per ADA and City standards. [[Sheets A1 of 5 and A2 of 5, CofW Sign Specification](#)]
16. Provide an accessible route connecting to access aisle to the nearest entrance of the building. [[ADA Regulations](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [[Sec.18-378 \(e\) 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.