



**Planning, Development
and Transportation**
 Transportation Planning
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DATE: 02.16.2015
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 Transportation Planning

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■ **STEPHENS BUILDING [Initial 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.

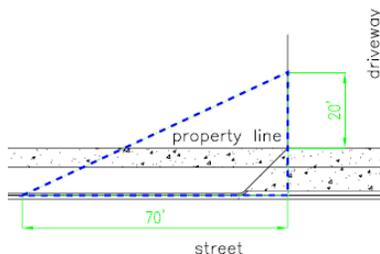
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email 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.

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

1. Show driveways for adjacent lots and lots across the street.
2. Show the proposed shared sidewalk (shared with 314) with shading and dimensions.
3. Provide City Standard sidewalk detail. Thickness of concrete at the driveways shall meet minimum City Driveway Standards of 6". If brick pavers are proposed, provide a detail or cross section of the area.
4. Provide a sidewalk connection between the site and the public sidewalk along Davis Street.
5. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
6. Show and apply the City's 20X70' sight distance triangle at each driveway on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



7. Show the location and dimensions of the resident parking for the proposed duplexes.
8. Although not a requirement, if these units are to be commercial units, then it is requested that the Applicant consider adding some bicycle parking.
9. A variance may be required for the shared driveway. The driveway does not have standard spacing from the property lines, or separate the parking for each unit. [[Sec.18-529 CofW LDC](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [[SD 15-14 CofW Tech Stds](#)]
- B. 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](#)]

MISCELLANEOUS:

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington Stormwater approval stamps prior to submitting final plans.

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.