



**Planning, Development
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DATE: 02.26.2020
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ MASONBORO STATION DECK AND PARKING EXPANSION [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.

TRAFFIC IMPACT:

- ❖ The estimated trip generation for the addition of 2000 SF for the covered Deck Expansion and 7160 SF for Office do not exceed 100 additional trips in the AM Peak hour or PM Peak hour. A TIA will not be required for this expansion.

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

1. Please confirm whether the 10’ Multi-Use Path in the Wilmington/ NHC Comprehensive Greenway Plans for Masonboro Sound Road, will be replaced in this section by the 5’ Concrete Sidewalk.
2. Provide a sidewalk connection between the site and the public sidewalk.

TECHNICAL STANDARDS – PARKING

3. The site has increased automobile parking by 25 spaces. Please provide additional bicycle parking in accordance with Section 18-528 of the City of Wilmington Land Development Code. Add the number required and proposed to the site development data, and show the bicycle parking on the site plan. [\[Sec.18-528 CofW LDC\]](#)

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. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.