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DATE: 03.03.2014
TO: ProTrak
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■ **101 N THIRD ST [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 – DRIVEWAY ACCESS, STREETScape (Major Thoroughfares):

1. The 3rd Street Streetscape project has existing street trees, benches, tree grates, brick pavers, bike racks, benches, trash cans and other street furniture along the frontage of the site. Please provide details for method of protection, storage and maintenance for these items during demolition and construction.
2. Applicant must ensure existing street trees on 3rd Street are returned after construction with either the same tree or the same type of tree with the same caliber.
3. Provide details for how applicant will protect benches, ornamental trashcans, planters and street furniture.
4. Sheet C-2.0 describes street lights that will remain during construction, provide details on how the lights will be safe guarded during construction.
5. Any traffic signal infrastructure adjustments, including overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
6. The City shall be notified immediately of any traffic signal facilities damaged during construction.
7. Damaged facilities shall be replaced, at contractor/developer expense.

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

8. Provide method of safe guarding brick pavers, and specialty curbing for the site. Final constructed streetscape for 3rd Street must match existing streetscape.

TECHNICAL STANDARDS – PARKING:

9. **The auto turn analysis for the vehicles exiting the building along Princess Street must be repeated with the correct dimensions for the proposed on street parking spaces.** The proposed on-street parking is shown with two 18' spaces and one 23' space. Allow for at least 59' of vehicle length (i.e. vehicles parked in all three spaces) when performing the auto turn maneuvers.
10. Verify the movements for vehicles attempting to make a right turn out of the drive thru exit lane, with the proposed on-street parking spaces, (two 18' spaces and one 23' space). As previously stated, vehicles attempting a right turn from this lane will not be allowed to cross the centerline and enter the path of oncoming traffic for Princess Street.
11. Provide information for reflective material proposed for the building columns within the parking areas.

TECHNICAL STANDARDS – Barrier Free Design:

12. Show locations where the sidewalk will be closed or restricted on the site plan. Applicant shall contact Skipper Funderburg, Skipper.Funderburg@wilmingtonnc.gov to coordinate necessary permits and pedestrian protections for the sidewalk closure/ restrictions during this construction. [Sec. 11 CofW LDC]
13. Provide a pedestrian access plan, (3rd Street and Princess Street approaches) for the site. Include details on access routes for the site, while the sidewalks will be closed for construction. If wheel chair ramps, pedestrian signals/ pushbuttons are closed or relocated during construction, show proposed locations on the site plans.

CITY OF WILMINGTON NOTES TO BE REVISED ON THE PLAN:

14. Revise Open Cut Notes #2 on sheet C-3.1 to the following verbiage: "Contractor shall contact Traffic Engineering at 341-7888 Forty-Eight hours prior to any excavation in the right of way."

GENERAL NOTES TO ADD TO THE PLAN:

- A. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- B. If sidewalks, planters, benches, tree grates, brick pavers, or curbing are damaged during removal, storage or construction, the applicant shall replace them using an approved contractor in accordance with NCDOT and City of Wilmington Standards.
- C. Any replacement materials must meet the specifications for the 3rd Street Streetscape project.

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.