



DATE: 03.16.2015
TO: ProTrak
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Transportation Planning

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■ **HAWTHORNE COMMONS FITNESS CENTER ADDITION [TRC Plan Review]**

Initial Review Note

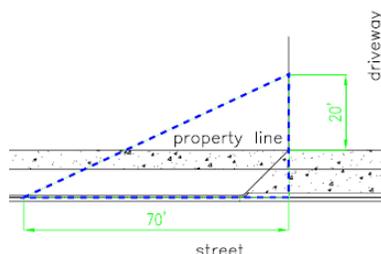
All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for 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.



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

1. The proposed sidewalk (entrance of the building) that goes around the Western side of the building has been reduced to less than 5'. Maintain a 5' sidewalk to the Firepit.
2. Show the handicap ramp for the new Handicap space.
3. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
4. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
5. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
6. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection 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]



TECHNICAL STANDARDS – PARKING:

7. The proposed parking must be arranged so the rear of one parking space does not block the rear of any perpendicular parking adjacent to it.
8. The site does not show any landscaping islands around the proposed parking. If landscaping islands are required by planning, then provide the new islands. Also, protection from vehicles is required around all required landscaped areas within vehicular areas.
9. Based upon the site plan, the 3 foot gate to the pool house appears to open toward the sidewalk. Provide adequate clearance for parking spaces perpendicular to the fence and gate to allow for car overhang (2.5' minimum overhang) and prevention of cars hitting the open gate. The current location of the wheel stops does not provide this protection.
10. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Based upon the addition, the applicant is asked to install at least 1 bike rack at this location. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

11. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
12. Please show location of handicap ramp(s) and provide details on the plan.
13. The proposed sidewalk between the initial 4 parking spaces and the other 3 parking spaces does not extend to the end of the 18' parking spaces. Extend the sidewalk for these spaces.

REVISIONS TO NOTES ON THE PLAN:

14. Please revise notes #15 on sheet C-200 to reflect the following verbiage:
15 Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

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:

- ❖ Include appropriate City of Wilmington 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.