



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 04.28.2016
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■ **MAYFAIRE OFFICE IV [TRC Plan Review #2]**

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 – NEW STREETS, DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The site must have a new street entrance for Building 6B to meet the required street frontage. Driveways will be on the north and south side of the new private street.
2. Show the ROW and cross section for the new private street section on the plan.
3. Show the distance between the proposed building foot print of Mayfaire Office IV and sidewalks.

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

4. Change the entrance to a street entrance with angled parking. Provide dimensions for the proposed and existing sidewalk(s).
5. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
6. This project must create a street entrance, so Building 6B will have the required street frontage.
7. Ensure the proposed backflow device location does not interfere with clear visual sight distance within the 46'X46' Sight Distance Triangle at the new street entrance. [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:

8. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. A variance request must be submitted, if this condition was not approved from the SRB. [Chapter VII , C (4), pg 7-15 to 7-16 CofWTSSM]

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. City of Wilmington will not allow obstructions within the right of way.

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.