



**Planning, Development
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DATE: 04.07.2016
TO: ProTrak
FROM: Bill McDow
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■ **RENAISSANCE II BUILDING [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.

TECHNICAL STANDARDS – NEW ROADS:

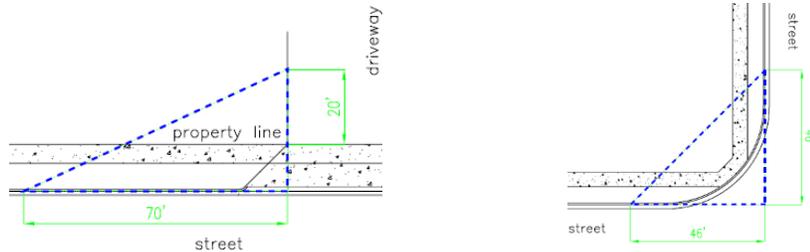
1. The right turn lane for Fresco Drive does not appear to have adequate taper and storage.
2. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

3. The southern driveway connection to Ashes Drive is too close to the Roundabout. Driveways along side streets not classified as a major thoroughfare must have corner clearance of 60' measured along the curb line. [\[7-13 CofW Tech Stds\]](#)
4. Where multiple driveways are allowed they must be separated by 250' as measured along the curb line. The driveways on Fresco Drive do not meet this standard; were these driveways part of the SRB submittal? [\[7-14 CofW Tech Stds\]](#)

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

5. Driveways are to intersect the street at a 90 degree angle. The southern driveway does not appear to be properly aligned, please realign the driveway and shift it away from the Roundabout. [\[7-11 #3 CofW Tech Stds\]](#)
6. The (SE Quadrant) plaza area between the proposed Fresco Drive sidewalks and the curb, (near the Roundabout) does not match the standard cross section for a 60' ROW. The 6' plaza width appears to shrink to 2-3 feet at the roundabout.
7. The Directional Arrows pavement markings within the roundabout are missing on Sheet C1 and C7. Please provide the pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
8. 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:

9. The V shaped Cross Walk will have a lot of conflicts with both parking lots and the driveway from Fresco Dr. to the Hotel and Courtyard office buildings. Let's discuss the way the cross walks are connected.
10. The site plans show at least 2 bike racks for 10 spaces. Please update the site data table with the information on bicycle parking. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

11. The Handicap Sign detail has the Van Accessible Sub-plate shown on top of the R7-8 sign.
12. Placement of Van Accessible Plaque (R7-8P) with the Restricted Parking Sign (R7-8) does not meet MUTCD Standards. **MUTCD Standard:**
⁰⁸ **Where parking spaces that are reserved for persons with disabilities are designated to accommodate wheelchair vans, a VAN ACCESSIBLE (R7-8P) plaque shall be mounted below the R7-8 sign.**

REVISIONS TO NOTES ON THE PLAN:

13. Please revise City of Wilmington notes #12 on sheet C6 to reflect the following verbiage:
 #12: Replace all references to “Karen Dixon” with Traffic Engineering in the notes. The note should read, “Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.”

MISCELLANEOUS:

- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.

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.