



**Planning, Development
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DATE: 05.15.2017
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **CFCC SCHWARTZ CENTER RENOVATION AND 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, and sight distance):

1. Provide elevations and /or slope for proposed sidewalks. Where the plans show “Match Existing Grade” please show the grade.
2. Distinguish between proposed and existing sidewalk(s) and provide dimensions
3. Provide sidewalk detail SD 3-10 on the plan.
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. The site plan has proposed removal of street lights adjacent to the existing sidewalk and building. Please submit a lighting plan or show the location of street and building lighting on the site plan.

TECHNICAL STANDARDS – PARKING:

7. Per the Planning Manager, as there is no required parking within the Central Business District, parking spaces located within the building footprint are not regulated. Parking areas that are in open areas (outside of the right of way and not within the building footprint) need to meet specification and dimensional requirements per the Technical Standards and Specifications Manual.
8. Please show any parking spaces, such as utility vehicle parking, associated with the Schwartz Center and this expansion. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
9. Please show the location of bicycle parking for this building. If additional bicycle parking is added with this project, please show it as new parking on the site data table.

TECHNICAL STANDARDS – Barrier Free Design:

10. The 8’ sidewalk on the western side of the building addition and the sidewalk leading from the circular Brick Walk on the east side of the building appear to access the building. Please provide slope and elevations from the sidewalk to the building.
11. Sidewalks must meet ADA requirements for slope and cross slope. Please show these slopes for each entrance and sidewalk leading to the building.

12. Please show location of handicap ramp(s) and signs and provide details on the plan.
13. Note the required and proposed number of handicapped spaces in the development data for the Schwartz Center. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
14. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [[Detail SD 15-13 CofW Tech Stds](#)]
- B. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- C. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- D. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- E. 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](#)]
- F. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ 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.