



**Planning, Development
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DATE: 05.21.2019
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **52ND STREET DUPLEXES [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 – NEW ROADS:

1. The site plans have proposed a 25’ Private Access Easement as a Private Street or Access Easement. The technical standards do not show a 25’ Access Easement as an acceptable street type. Please revise to an acceptable street type. [Pg. 7-4 CofW Tech Stds and SD 1-14, CofW Tech Stds]
2. If the 25’ Access Easement does not show a cross section with Pavement, utility area, sidewalk, etc. Please revise. [SD 1-14 CofW Tech Stds]

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

3. 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]

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

4. Provide details on the proposed emergency access to Louisa Lane.
5. Please show proposed driveway access for the Lots 1- 4 on the site plan.
6. Please clarify the location and type of Curb and Gutter proposed on the project streets/ Access Easements.

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:

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.