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DATE: 06.19.2014
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **MERIDIAN AT FAIRFIELD PARK [Plan Review #3]**

↻ 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. Verify the location and distance of the FDCs with Building #. (Sheet CU4.00)Label FDC with bldg.
2. Thanks for providing the sight distance triangles on the site plan and landscaping plan. When the driveway connection to Northern property, (Christ Community Church) is developed, similar 20’X70’ SDT will be applied to ensure vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)

TECHNICAL STANDARDS – PARKING and Barrier Free Design:

3. Thanks for providing the note on the variance request for the maximum length of a private drive/parking lot.
4. Parking Garage E, (HC garage) and Parking Garage D appear to have curb ramps attached to the 5’ sidewalks for these garages. However, the sidewalks attached to Parking Garage B and Parking Garage C do not appear to have curb ramps. Please verify if these garages are to have curb ramps.
5. The future connection to the Church is a driveway and should not be utilized as temporary parking. Please remove the temporary wheel stops from this area. Add an end of road sign if needed to prevent confusion and parking in this area.
6. Contact NCDOT to coordinate the proposed Bore & Jack 12” C-900 water line across Carolina Beach Rd.

MISCELLANEOUS:

- ❖ The plans show a parking lot for Phase IV-C and Building 5; are they a part of this submission?
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.