



**Planning, Development
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DATE: 06.30.2017
TO: ProTrak
FROM: Bill McDow
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■ **THE MARSHES AT RIVERS EDGE [TRC Plan Review #3] BUILDING 10 ONLY**

BASE INFORMATION:

- **REVIEW IS FOR BUILDING 10 AND ASSOCIATED INFRASTRUCTURE ONLY. ALL PREVIOUS COMMENTS STILL APPLY.**
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- Some City of Wilmington Standard Details have changed. These detail sheets will require replacement to ensure the project is not installing elements that are not applicable.

CITY OF WILMINGTON ENGINEERING, TRAFFIC ENGINEERING AND STREETS DEPARTMENTS:

River Road and Independence Blvd are now maintained by the City of Wilmington. Please coordinate construction details, traffic control plans, and construction sequencing with the City Engineering Department, Traffic Engineering Department and City Streets Department.

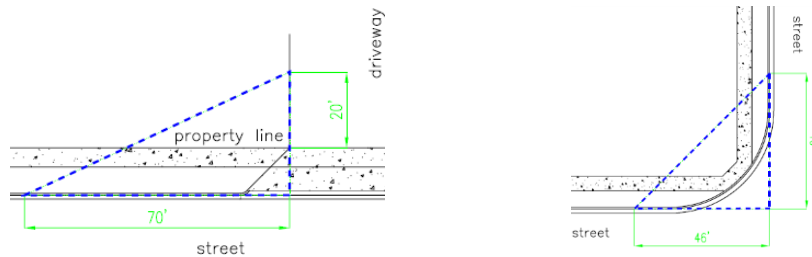
TECHNICAL STANDARDS – NEW ROADS:

1. Please distinguish between existing curb and gutter and proposed curb and gutter for Longmeadow Drive, and Fullford Lane.
2. The street cross section for 60' Collector Streets has changed. Please refer to SD 3-01.1 and SD 3-01.2 to see changes to these Technical Standards. Provide the updated details on the site plan and in construction details. [[Detail SD 3-01.1 and SD 3-01.2 CofW Tech Stds](#)]
3. The street cross section for 50' Local Streets with Type "H" (Valley) curbing has changed. Please see SD 3-01.5 to see changes to the Technical Standards. Provide the updated details on the site plan and in construction details. [[SD 3-01.5 CofW Tech Stds](#)]
4. The street cross section for a Cul-De-Sac Street has changed. Please refer to SD 3-04, (dated 4-7-14) to see changes to these Technical Standards. [[Detail SD 3-04 CofW Tech Stds](#)]
5. Install wheelchair ramp at corner of subdivision streets where sidewalk is present, City standards. Connect sidewalk with ramp.
6. The minimum street corner radii is 35'. [[7-5 CofW Tech Stds](#)]

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

7. Driveways shall be City-standard ramp. Please update the old detail from SD 8-05 to the current driveway detail. [[SD 3-03 \(curb\) CofWTSSM](#)]
8. Provide a sidewalk connection between the site and the public sidewalk.
9. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
10. Provide updated Curbing Sections Standard details per SD 3-11 on the plan. Provide the updated detail on the site plan and in construction details. [[SD 3-11 CofWTSSM](#)]

11. 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:

12. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
13. The parking lot detail references an 18' parking space with a wheel stop and a 15' parking space with a 3' overhang. The overhang has been reduced to 2.5', therefore, increase the dimension of the parking space to 15.5' on the parking lot detail.
14. The minimum driveway radius and landscape island radius is unclear in some areas. Please show the dimensions or a note on the site plans. [Chapter VII, Detail SD 15-13 CofWTSSM]
15. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC] Please graphically indicate on the plans the location of bike parking. [Sec.18-528 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

16. The site plans show a 4' sidewalk. Please increase the sidewalk width to 5' sidewalk. The plaza may be reduced if necessary to achieve this sidewalk width.
17. Please ensure the proposed 5' sidewalk adjacent to 90 degree parking spaces meets ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [Chapter VII, Detail SD 15-13 CofWTSSM]
18. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

REVISIONS TO NOTES ON THE PLAN:

1. Please revise General notes # 13 on Sheet 1, #1, on sheet 2, #4 on sheet 2 and #5 on sheet 7 to reflect the following verbiage:
- #13: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
 - #1: Change "Richie Brown" to "Traffic Engineering".
 - #4: Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
 - #5: It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All parking stall markings and lane arrows within the parking areas shall be white.

- B. 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.
- C. 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:

- ❖ 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.