



**Planning, Development
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DATE: 07.07.2014
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **THE SOLSTICE LOFTS AT RANDALL PARKWAY [Plan Review# 2]**

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.

NCDOT:

It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

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

1. 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]
2. Verify the sidewalk meets minimum ADA requirements for the sidewalk area adjacent to the permanently anchored benches shown by building 1 and building 2. Verify that a minimum 4' of the sidewalk remains clear for pedestrian use.
3. Verify the sidewalk meets minimum ADA requirements for the sidewalk in front of the office building. Verify that 4’ of sidewalk remains clear for pedestrian use between the planters, and bike racks.
4. The site shows an “Area of Notice for Residual Petroleum” at the NW corner of the site. Will the soil in this area be mitigated, cleaned, or replaced with non-contaminated material? Please explain.
5. The Handicap Spaces shown adjacent to Building 1 on sheet C 2.01 do not match the location of the Handicap Spaces shown adjacent to building 1 on sheet C 6.01.
6. Ensure that the Handicap Signs shown in front of building 1 do not obstruct the sidewalk.
7. Monitoring wells are shown on the site grading plan. Will these wells remain on the finished project?

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]

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.