



**Planning, Development  
and Transportation**  
Transportation Planning  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810

**DATE:** 07.16.2019

**TO:** ProTrak

**FROM:** Bill McDow  
Transportation Planning

910 341-3258  
910 341-7801 fax  
[www.wilmingtonnc.gov](http://www.wilmingtonnc.gov)  
Dial 711 TTY/Voice

---

■ **BAKER LUXURY COLLECTION [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.

**BASE INFORMATION:**

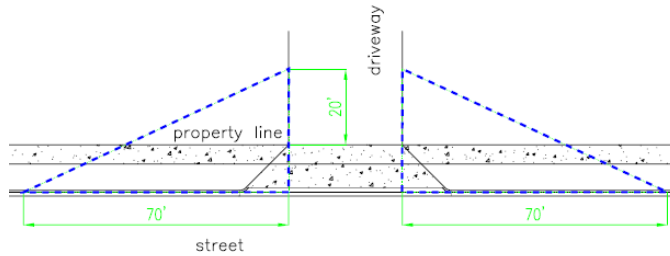
- Revise the site data table to include the new building for the Porsche building, which appears to be at least 25,000 SF.
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, and rather show them as proposed on the site plan.

**TRAFFIC IMPACT:**

- ❖ The site appears to be having a reduction in the overall building size, therefore, a TIA will not be required.

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

1. The proposed project limits do not show the ROW line. The City GIS and Plat for previous projects at this site appear to show the ROW at the rear of the sidewalk. Please revise.
2. The current SDT does not appear to be measured from the ROW line. Show and apply the City's 20'x70' sight distance triangle at each driveway 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:

3. Please provide the radius for new 220 SF landscape islands. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
4. The proposed parking layout appears to create non-uniform drive aisles behind the perpendicular parking. The new parking has a 25' drive aisle, and a 23' drive aisle behind the perpendicular parking. Please revise. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
5. If bicycle parking has been allocated for this project, (existing or proposed) please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

#### TECHNICAL STANDARDS – Barrier Free Design:

6. Please show proposed and existing sidewalk and ADA path for Building A, (3010 SF building), including the location of handicap ramp(s) and signs and provide details on the plan.

#### 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.