



**Planning, Development
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DATE: 07.17.2015
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ WESTFALL PARK APARTMENTS [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.

TRAFFIC IMPACT:

- ❖ Please provide the Trip Generation letter for the project. Provide Trip Generation for the apartments and commercial uses for this project.

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

1. The proposed street trees located at the driveway entrances appear to be within the 20’X70’ sight distance triangles.

TECHNICAL STANDARDS – PARKING:

2. Match proposed curb and gutter for this project with curb and gutter along Sir Tyler Drive.
3. Ensure proposed fire hydrants in the landscaping islands are clear for normal operation. The proposed Oak Trees within the islands must not interfere with the required 3’ circumference around the hydrants. Revise landscaping plans to reflect hydrant locations within the island.
4. The handicap signs do not appear to be on the plan.
5. Please add striping or pavement markings to the ramp located beside the court yard, to show this is not a parking space.
6. Please show proposed pavement markings on the site and landscaping plan.
7. Ensure stop signs are not covered by proposed shade trees for the street yard.
8. Please consider relocating Live Oaks immediately adjacent to 20’X70’ Sight Distance Triangles beyond the SDT or changing Tree species to tree that will not obscure the sight distance from the driveway at species maturity. Clear Visual Sight lines must be maintained from 30” to 10’ for the 20’X70’ SDT.

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.