



**Planning, Development
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DATE: 07.30.2019
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **RENAISSANCE 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:

- ❖ A Traffic Impact Analysis (TIA) is currently under review for this development. Please contact Amy Kimes, PE at (910) 473-5130, amy.kimes@wilmingtonnc.gov if you have any questions about the TIA review process.

NCDOT:

The Initial TIA for this project has recommended changes to the turn lanes and signal timing at Fresco Drive and Military Cutoff Road. It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. The site will have infrastructure changes at the intersection of Fresco Drive and Military Cutoff Road. Please show the existing conditions for this intersection, including configuration and length of travel lanes, turn lanes and center median on Fresco Drive.
2. When the TIA is completed, please show the proposed design changes for Fresco Drive and Military Cutoff Road on either the site plan or Roadway Improvements plan.

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

3. The proposed placement of the Ashes Drive driveways for Building A do not align with the driveways across the street for Renaissance Two Building. The centerline alignment for the Building A driveways appear to be offset approximately 10’ to 15’ from the driveways across Ashes Drive at Renaissance Two. Please shift or re-align the driveways to prevent the creation of a negative left turn offset between these sites.
4. Provide the dimensions for the existing sidewalk along Ashes Drive.

TECHNICAL STANDARDS – PARKING:

5. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

6. The proposed location of Handicap Accessible Parking signs within the Handicap Parking spaces do not allow for vehicle overhang. An allowance for a 2.5' vehicle overhang must be considered to prevent vehicles from striking the signs.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ 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.