



**Planning, Development
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DATE: 08.07.2019
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **MIDDLEBURG APARTMENTS COMMUNITY [TRC Plan Review# 2]**
 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:

- ❖ Thank you for providing the Trip Generation information from the TIA.

TECHNICAL STANDARDS – ACCESS

1. The Landscape plans do not have the same street names as the site plans. Sandalwood Way and Old Towne is mentioned on the landscape plans. Site plans show Old Towne Street and Harpswell Plaza. Please revise.
2. Please show the name of Water Craft Ferry Extension on the landscape plans.

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

3. The location of the Pedestrian crossing signs were not clear on the site plans. Please revise.
4. The landscaping plans shows many street trees and on site trees that are located within the 46’ X46’ Sight Distance Triangles for intersections of Harpswell Plaza and Water Craft Ferry Avenue. Please revise.
5. The intersection of Old Towne Street and Water Craft Ferry Street show street trees in bold font and in shaded font. The trees in shaded font, which are closest to the intersection, appear to be located in the 46’ X46’ Sight Distance Triangles.

TECHNICAL STANDARDS – PARKING:

6. The minimum radius request is typically granted when Auto Turns demonstrate good circulation. A formal variance letter will not be required.[\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)

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.