



**Planning, Development
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DATE: 8.28.2018
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

FOUR SEASONS SITE AND DEMO [TRC Plan Review #3]

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.

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

1. Please provide dimensions for the Northern site driveway.

TECHNICAL STANDARDS – PARKING:

2. The site plan does not label existing parking spaces near the proposed 1500 SF metal building and existing metal building.
3. The site data table does not give the data on required and proposed parking spaces and the total existing and proposed building SF.
4. The site appears to have more than 25 parking spaces. Please show bicycle parking spaces on the site plan and site data table.

TECHNICAL STANDARDS – Barrier Free Design:

5. Please verify the elevations or slope data for the ADA Accessible Route from the handicap accessible parking spaces to the proposed 1500 SF building and 6600 SF buildings.
6. The proposed ramp at the 2356 SF building does not have dimensions. Please provide a detail for the ramp, the ramp and landings will be required to meet ADA 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.