



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
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DATE: 09.09.2019

TO: ProTrak

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Transportation Planning

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■ **MIDDLEBURG APARTMENTS COMMUNITY [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

1. Some of the plan sheets do not show the newly proposed section of Watercraft Ferry Avenue. Plan Sheets CS-100, CS-100B, CS-200, CS-300, and CS-301 appear to have a layer turned off that shows the street, curb and gutter for this section of the street. Please revise.

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

2. As previously stated, the proposed Street Trees on the site plans and the landscaping plans are located within the Sight Distance Triangles for intersections and driveway entrances. If these trees are going to be trimmed up, so there is clear visual sight distance from 30' to 10', please provide a response for this condition.

TECHNICAL STANDARDS – PARKING:

3. The site is awaiting variance response for the 500'/800' rule pertaining the maximum length of a private drive/ parking lot. [\[Chapter VII, C\(4\), pg. 7-15 to 7-16 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.