



**Planning, Development
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DATE: 11.09.2019
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **CAPE FEAR SOLAR [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.

BASE INFORMATION:

- Show the existing conditions on Wright Street and 2nd Street.

TRAFFIC IMPACT:

- ❖ The site has removed the previous uses, (Garage, SF home, etc.) and proposed the Multi-Family, Warehouse and Manufacturing uses. Please provide the estimated trip generation for the existing and proposed projects. If the difference in trips exceeds 100 peak hour trips a TIA may be required.
- ❖ Please show the existing and proposed estimated trip generation per the Institute of Transportation Engineers (ite) Trip Generation 9th Edition, 2012, Microtrans trip Generation Software; or similar method. Show the estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY** (ite land use code xxx) is xx total driveway volume in the AM peak hours, xx total driveway volume in the PM peak hours and xx average weekday 2-way driveway volume.

NCDOT:

The site is part of the NCDOT Transportation Improvement Project U-5734 project area. Please provide additional details for the project on the site plans.

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

1. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26’ and 52’ behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
2. Please provide a sidewalk connection between the Showroom site and the public sidewalk on 2nd Street. The sidewalk appears to go to the Multi-Family Units, but not to the Showroom.

TECHNICAL STANDARDS – PARKING:

3. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

REVISIONS TO NOTES ON THE PLAN:

1. Please revise notes #15 on sheet 1 of 2 to reflect the following verbiage:
#15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)

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.