



**DATE:** 12.09.2013  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **115 BEASLEY ROAD [TRC plan review]**

↻ Initial Review Note ↻

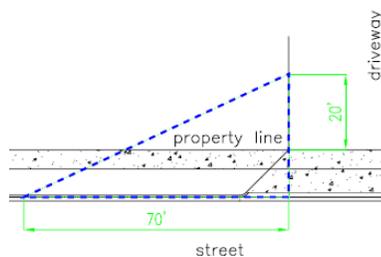
All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for 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.



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

1. Show driveways for adjacent lots and lots across the street.
2. 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\]](#)
3. Show proposed public sidewalk(s) along frontage of the property (Beasley Rd and Pine Grove Dr) and provide dimensions.
4. Provide sidewalk detail SD 8-15 on the plan.
5. The 20'x70' sight distance triangle at the site driveway is not properly shown and applied on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



**TECHNICAL STANDARDS – PARKING:**

6. The minimum small vehicle parking space size is 8' in width by 16' in length. Small vehicle parking spaces must not exceed 25% of the required parking and must be signed alerting drivers to the limited size. [\[Detail SD 15-13 CofW Tech Stds\]](#)

7. Revise the Typical cross section to reflect standard 18' parking spaces.
8. Show the locations of fire hydrants on the site plan.
9. Protection from vehicles is required around all required landscaped areas within vehicular areas.
10. 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 data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

**TECHNICAL STANDARDS – Barrier Free Design:**

11. Show the location of handicap ramp(s), tactile mats and signs and provide details on the plan.
12. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

**REVISIONS TO NOTES ON THE PLAN:**

13. Please revise notes #4 and #7 on sheet C-2 to reflect the following verbiage:

- #: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- #: It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. All parking stall markings and lane arrows within the parking areas shall be white.
- C. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- D. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

**MISCELLANEOUS:**

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.