



**Planning, Development
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DATE: 01.12.2016
TO: ProTrak
FROM: Bill McDow
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FRONT STREET STORAGE [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:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- The existing conditions page has identified a 10' Alley from 2nd Street to the middle of the property. Please verify the closure of the alley and conveyance of the ROW to the property owner.
- Please verify the scale on the Architectural Sheet, A 1.02.

NCDOT:

South Front Street is state maintained by NCDOT. It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

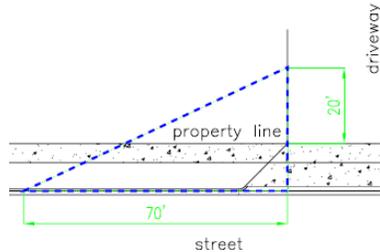
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The driveway curb return must be at least 6.5' from intersecting property lines. Ensure the Meares Street and 2nd Street driveways meet this requirement. [Chapter VII, C, Table 4 CofWTSSM]

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

2. Increase the exit driveway width to 14' face to face to accommodate fire access to the site.
3. Show trees to be removed and retained on Sheet A-1.02.
4. 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]

5. Please increase the tapers on the exit driveway from 5' to 13' for commercial driveways.
6. Provide a sidewalk connection between the site and the public sidewalk, (Mearns St and 2nd Street).
7. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
8. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
9. Show and apply the City's 20'x70' sight distance triangle at each driveway 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:

10. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [Sec.18-526 CofW LDC]
11. Please ensure the site has minimum radius of R25' for any portion of a parking area adjacent to a travel way, within the facility. If the travel way will not be used for Fire, Emergency Service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [Chapter VII, Detail SD 15-13 CofWTSSM]
12. Additionally, ensure the site has at least 14' clearance to allow fire engines access to the site.
13. Please modify the pavement markings to show separate enter and exit arrows for two way traffic in the site.
14. Please install "Do Not Enter Signs" at the One-Way driveways.
15. Verify the turning movement analysis of a Fire Engine, Rescue Vehicle, Trash Truck and SU-30 style U-hall vehicle at site. The vehicles will need to be able to reach Building 6 and Building 7.
16. 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:

17. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. See building #7 sidewalk. [Chapter VII, Detail SD 15-13 CofWTSSM]
18. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]
19. 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:

20. Please revise notes #20 on sheet C3 to reflect the following verbiage:
#20: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

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.
- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ Provide a graphics scale on sheet A-1.02.

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.