



**Development Services**  
 Transportation Planning  
 305 Chestnut Street  
 PO Box 1810  
 Wilmington, NC 28402-1810

910 341-3258  
 910 341-7801 fax  
[www.wilmingtonnc.gov](http://www.wilmingtonnc.gov)  
 Dial 711 TTY/Voice

**DATE:** 01.27.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **SAWMILL POINT [Plan Review# 4]**

☞ 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.



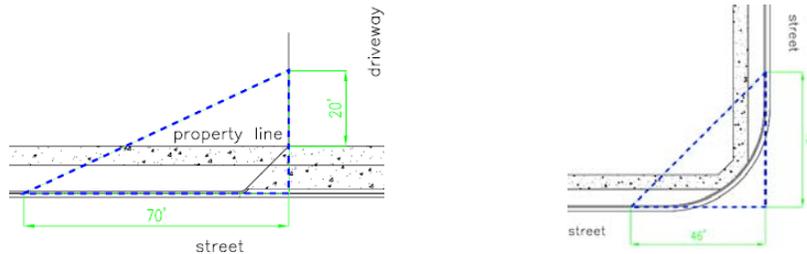
**TECHNICAL STANDARDS – NEW ROADS:**

1. As previously stated, the proposed Nutt Street plan does not appear to match the minimum lane width and cross-section detail for this plan. The street has 12’ travel lanes; therefore, ensure the 8’ parking lanes and 2’ curb and gutter does not encroach upon the travel lanes.
2. The current design creates pinch points at the intersection of Cowan St and Nutt St, and at the midblock crosswalk. Maintain the lane width throughout the length of Nutt Street. The Cowan St Intersection shows 23.5’ (face of curb to face of curb) entering Nutt St. However, the cross section for the two travel lanes requires a minimum 24’ plus curb and gutter. Also ensure the travel lanes are maintained at the midblock cross walk. It may be necessary to provide a second cross section to show the reduced (56’) Nutt Street ROW.
3. As previously stated, the proposed on-street parking interferes with the existing crosswalks on Nutt Street. Shift the parking away from the crosswalk in accordance with City Code, which restricts parking within 20’ adjacent to a crosswalk. [[Sec. 5-52 a \(18\) C of Wilmington City Code](#)]
4. As previously stated, [Comments issued on 5-20-2014], Nutt Street continues to the Northern end of the site, however, this version of the plan has put 2 parking spaces within the intersection area for Nutt Street. Remove the parking spaces from the intersection area.
5. The Roundabout at the intersection of Cowan St and Nutt St requires splitter islands on each approach to the roundabout. Provide the splitter islands and show the roundabout on the site and landscaping plans.

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

6. Install pedestrian crossing signs, which are located no less than 5’ from the Crosswalks on Nutt Street. [[Sec. 5-575 C of Wilmington City Code](#)]

7. The site plan describes a demolition of the driveways openings, curbs and aprons, which are located south of Nutt St. Ensure that the existing sidewalk is replaced/ repaired at the driveway locations that are removed as part of demolition of the curb and gutter for this site and the adjacent site.
8. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection 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:

9. The Turnaround area must allow for Emergency and Rescue Vehicles to turnaround; the site must maintain the minimum radius of 25' for any portion of a parking lot adjacent to a travel way that is open to the public. [Chapter VII, Detail SD 15-13 CofWTSSM]
10. Increase the corner radius to R25' at the Intersection of the parking lot, Nutt St and the Dean Hardwoods site. Ensure the Nutt Street travel lanes are 12' wide and the driveway openings are a minimum 23' wide at the property line.
11. Provide a detail for the proposed Trellises on the site plan and landscaping plan.
12. Provide information about the building called "The Shack" on the site plan. Provide elevations, and details for the building.
13. Change City of Wilmington Standard Note #6 to reflect the following:
  - o Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

#### TECHNICAL STANDARDS – BARRIER FREE DESIGN:

14. Provide a detail for the proposed cross walks on the site plan and landscaping plan.
15. The proposed street trees at the intersection of Nutt St and Cowan St appear to be blocking the cross walks and wheelchair ramps. Show the locations of the crosswalks and wheel chair ramps on the landscaping plan.
16. The proposed street trees at the Northern intersection of Nutt St and the Upper Dean Hardwoods Site appear to be blocking the cross walks and wheelchair ramps. Show the locations of the crosswalks and wheel chair ramps on the landscaping plan.
17. The relocated fire hydrants at the midblock crosswalk and Northern Intersection appear to be partially blocked by the proposed street trees. There must be a 3' circumference clear space around the fire hydrants.

#### MISCELLANEOUS:

- ❖ Contact 342-2786 to discuss proposed removal/reconfiguration/ construction sequencing related to on street parking spaces.

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.