



**Planning, Development
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DATE: 02.04.2015
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **OLEANDER BEER AND WINE [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.

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.

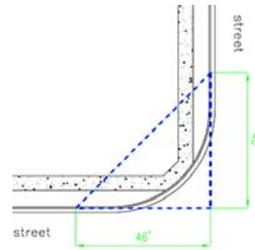
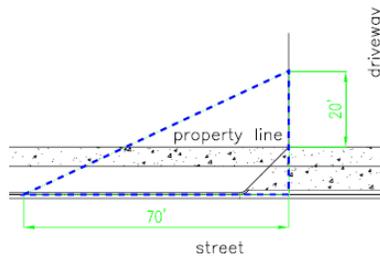
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. A standard driveway shall be installed for the proposed driveways on Oleander Dr and Parkway Dr. Show the dimensions for the driveway flair and tapers.
2. The site proposes to close driveways on Oleander Dr and Parkway Dr; therefore, extend the curb along these driveways and restore the verge area to match the existing. For the closed driveway on Oleander Dr, restore the curb and gutter with 2’6” NCDOT curb and gutter.
3. Driveways along intersection side streets must have corner clearance of 60’ measured along the curb line. [7-13 CofW Tech Stds]
4. The one-way standard driveway shall be wide enough to accommodate a travel lane and parallel parking spaces. Ensure there is 8’X23’ for parking and at least 14’-16’ for the driveway.

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

5. Show driveways for adjacent lots and lots across the street on Parkway Drive.

6. 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\]](#)
7. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)
8. The maximum two-lane driveway width is 30'. [\[7-9 CofW Tech Stds\]](#)
9. Provide a sidewalk connection between the site and the public sidewalk.
10. Distinguish between proposed and existing sidewalk(s) and provide dimensions
11. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
12. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
13. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at the Oleander Dr and Parkway Dr 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:

14. Dimension curve radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
15. The landscaping islands for the parking lot adjacent to Parkway Drive do not appear to be standard. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
16. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
17. The shading of the proposed gravel parking area is obscuring the drawing details on the site plan.
18. If not already shown, provide wheel stops for parking spaces perpendicular to any proposed spaces facing the deck to prevent cars from hitting this structure.
19. Parking lot must meet requirements of standard details SD 15-13 and 15-10 for parking lots under 25 stalls. Provide a continuous perimeter border and 6" gravel surface. [\[SD 15-11 CofW Tech Stds\]](#)
20. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
21. 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. [\[Sec.18-528 CofW LDC\]](#)
22. Provide sidewalk along Parkway Dr and in front of the parking area.
23. Ensure the proposed sidewalk, where adjacent to 90 degree parking spaces meets ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

24. Please show location of handicap ramp(s) and signs and provide details on the plan.
25. 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](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [[Detail SD-13 CofW Tech Stds](#)]
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [[Detail SD 15-13 CofW Tech Stds](#)]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.
- E. 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.
- F. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- G. 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](#)]
- H. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 to discuss street lighting options.

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.