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DATE: 03.31.2015
TO: ProTrak
FROM: Bill McDow
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■ **3819 PARK AVENUE [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.



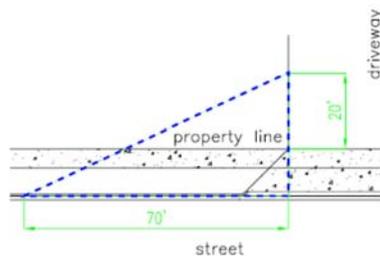
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The driveway curb return must be at least 6.5’ from intersecting property lines. [\[Chapter VII, C, Table 4 CofWTSSM\]](#)

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

2. Provide proposed land use data within the site data table.
3. Show driveways for adjacent lots on Park Avenue.
4. For the proposed driveway closure, please extend the curb along the driveway and restore the verge area to match the existing/proposed.
5. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
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 proposed sidewalk has a jog where it crosses the proposed driveway. Please ensure the sidewalk alignment on the property frontage connects with adjacent property sidewalk alignments. Also ensure sidewalk meets ADA requirements for Slope and Cross Slope.
8. Provide a sidewalk connection between the site and the public sidewalk.
9. Distinguish between proposed and existing sidewalk(s) and provide dimensions

10. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
11. Show and apply the City's 20'x70' sight distance triangle at each driveway 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:

12. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
13. 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]
14. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
15. The backing stub appears to be conflicting with the handicap ramp and sidewalk going to the doorway. Please offset the backing stub and ensure it remains 10' deep by 15' wide. Please dimension. [Chapter VII ,Detail SD 15-12 CofWTSSM]
16. Show the location of the dumpster for this site.
17. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Please add the required number and the proposed number to the site data table and graphically indicate the location of bike parking. [Sec.18-528 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

18. Please show location of handicap ramp(s) and signs and provide details on the plan.
19. 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]
20. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

GENERAL NOTES TO ADD TO THE PLAN:

- A. Contact Traffic Engineering at 341-7888 to discuss street lighting options.

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.