



**Planning, Development
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DATE: 04.26.2016
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **City Storage at 420 N. 4TH STREET [TRC Plan Review #2]**

↻ 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. As previously stated, driveways along side streets not classified as a major thoroughfare must have corner clearance of 60’ measured along the curb line. Provide the distance from the corner for the 4th Street driveway and the Walnut Street driveway. [7-13 CofW Tech Stds]

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

2. The existing Walnut Street driveway is not wide enough for 2 way traffic. It will need to be increase to 23’ and shifted so it is 60’ from the corner.
3. The site appears to have entrances on Red Cross Street. Provide a sidewalk connection between the site and the public sidewalk.
4. **The request to cut the existing sidewalk to 5’ does not support pedestrian traffic in the area. Remove this note from the site plan. 45 degree Angled parking requires 19’ for the space (before overhang is accounted for within the space) and 13’ drive aisle. Please show a larger detail for the proposed parking area, drive aisle and sidewalk.**

TECHNICAL STANDARDS – PARKING:

5. Please show the length and angle for the angled parking. It is difficult to tell if the site has 45 degree parking or another angle. The length of the spaces is obscured by the shading on the plan.
6. The drive aisle shown is 11.7’ wide. The minimum drive aisle for angled parking is 13’ wide.
7. The site plan shows angled parking with standard parking. This configuration appears to create a condition where vehicles will drive on the side walk.
8. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
9. Please show the loading areas and designated building entrances on the site plans.

10. The parking lot does not show any landscaping or landscape islands. Please provide information about these items on the site plan.
11. Protection from vehicles is required around all required landscaped areas within vehicular areas.
12. Although vehicle parking is not a requirement within the CBD, it is requested the Applicant consider adding some bicycle parking to this site. Provide the number of spaces on the site data table and graphically show the location of the bicycle parking on the site plan.

TECHNICAL STANDARDS – Barrier Free Design:

13. The proposed design to cut the sidewalk and place a header curb in the normal path of pedestrian traffic is a barrier to safe pedestrian traffic on the site.

MISCELLANEOUS:

- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ 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.