



**Planning, Development
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DATE: 04.28.2014
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **CORNERSTONE AUTO SERVICE AND REPAIR [Initial 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 roadway, lane configurations, and width for Westig Road on the plan.

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

1. The Access Easement for O’Reilly Auto and Croaker Inc. appears to end prior to the property line for this project.
2. If the proposed entrance to this property is to be via the use of the Croaker/O’Reilly’s easement, proper easements that connect this property to the adjacent property must be shown on the plat for this project.
3. Additionally, this easement is not paved adjacent to the property line. This access must be paved and have proper storm water control. City of Wilmington Technical Standards and Specification Manual require an Access Easement have a minimum of 16’ of paved surface, plus 10’ for utility and storm water. [\[Chapter VII, B, Table 1 CofWTSSM\]](#)
4. The property has a Westig Road address; however, the applicant has not shown the driveway location on Westig Road.
5. The driveway curb return must be at least 26’ from intersecting property lines at the street corner as measured in accordance with CofW Standard Detail 8-07. [\[Chapter VII, C, Table 5 Note #6. CofWTSSM\]](#)

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

6. Show driveways for adjacent lots and lots across the street.
7. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)

8. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)
9. The maximum two-lane driveway width is 30'. [\[7-9 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – PARKING:

10. 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. [\[SD 15-10 and SD 15-13 CofW Tech Stds\]](#)
11. Parking lots with a minimum of 5 required spaces and less than 25 spaces shall conform to the minimum construction specifications for pavement specifications for concrete pavement, asphalt (Bituminous) pavement or washed stone. [\[Chapter VII, E, \(2\) pg. 7-17 CofW Tech Stds\]](#)
12. If the parking lot is constructed of Washed Stone, then a barrier must be placed around the perimeter of the parking area, and wheel stops must be used to delineate the parking spaces. [\[Chapter VII, E, \(2\) \(c \), pg. 7-17 CofW Tech Stds\]](#)
13. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
14. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
15. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. Please provide the dimensions for the drive aisle.
16. Protection from vehicles is required around all required landscaped areas within vehicular areas.
17. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.
18. Provide a turning movement detail for a Trash vehicle and delivery Truck to the site.
19. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.

TECHNICAL STANDARDS – Barrier Free Design:

20. Please show location of handicap ramp(s) and signs on the plan.
21. The site must meet ADA requirements for handicap pedestrian access. Provide a paved access from the required handicap space to the building. The access for the handicap ramp shall have a minimum 4' clear space along the sidewalk, which extends from the end of the ramp to the building entrance. [\[Sec 18-529 \(c \) 4\(f\) CofW Land Development Code\]](#)
22. 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\]](#)
23. 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. 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. 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. [\[SD 15-14 CofW Tech Stds\]](#)

- G. 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.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.