



**Planning, Development  
and Transportation**  
 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:** 05.23.2018  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **BLUEWATER MOTORSPORTS [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.

**BASE INFORMATION:**

- The site plans do not show the location of proposed Vehicle Inventory Parking and Employee Parking. Please separate Customer Parking from Vehicle Inventory and Employee Parking on this lot.

**NCDOT:**

- The site will be impacted by the Market Street TIP project by NCDOT. NCDOT improvements for the site must be incorporated into this design, such as the ROW change, and curb and gutter changes.
- Contact NCDOT at 910 -398-9100. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed private access road for the site appears to be split across this property and other properties. The applicant must provide an easement to confirm that access is granted to use the private access road across these properties.
2. Show the corner radius for the private access easement. The minimum street corner radii is 35'. [[7-5 CofW Tech Stds](#)]

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

3. The proposed driveways off the Private Asphalt Drive appear to be over 70' wide. Commercial Driveways, including radius and/ or tapers shall not exceed 62' as measured at the gutter line. [[Chapter 7, page 7-10, Table 4, Notes #1, CofW Tech Stds](#)]

4. The site plans have not shown the required sidewalk along the Market Street Frontage. If an agreement has been made with NCDOT to install the sidewalk, then show the sidewalk on the plan and provide a note that it will be installed by others.
5. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
6. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

**TECHNICAL STANDARDS – PARKING:**

7. The site has more than 25 parking spaces, therefore, it must be paved to meet city technical standards. [\[Detail SD 15-12 and 15-13 CofW Tech Stds\]](#)
8. Provide a loading zone on the site for loading and unloading vehicles for this business.
9. Dimension the exit driveway on this site. Fire Engines, Trash Trucks and Auto Carriers must be able to safely exit from this driveway.
10. The site must provide information on the number of inventory, customer and employee parking number counts.
11. The parking as proposed (121 spaces) is in excess of the maximum allowed per Sec. 18-532. The maximum parking may be exceeded by up to 25% under certain conditions per Sec. 18-528 and an additional 25% above that.
12. Provide a turning movement analysis of a Fire Engine, Trash Truck and Auto Hauler (8 vehicle) on the site.

**TECHNICAL STANDARDS – Barrier Free Design:**

13. The building has sidewalk around the building, however, the dimensions are not labeled. Standard 5' sidewalk is required to meet minimum City Technical Standards. [\[Detail SD 3-10 CofW Tech Stds\]](#)
14. 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. A sign shall be placed at the northern boundary of the property indicating that a future connection will be opened when the property to the north develops. Please note this on the site plan.

**MISCELLANEOUS:**

- ❖ 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.