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**DATE:** 05.25.2017  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **LOU’S FLOWERS [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.



**NCDOT:**

It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

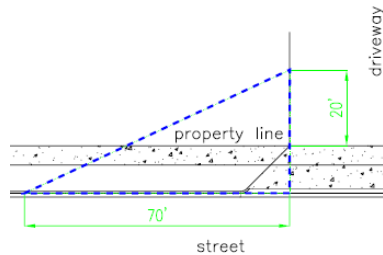
**TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):**

1. Driveways for lots along major thoroughfares must at least 75’ offset from property lines to the curb line. We can discuss whether the driveway tapers can be reduced or if a variance needs to be filed with the site redesign.

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

2. The 52<sup>nd</sup> Street corner has curb and gutter, show the curb and gutter on the plans.
3. Dimension driveway widths and tapers for all driveways, (existing and proposed) per city code. [\[Sec.18-529 CofW LDC\]](#)
4. The minimum two-lane driveway width is 23’. [\[7-9 CofW Tech Stds\]](#)
5. The site is required to have sidewalk along Oleander Drive. Since the site has existing curb and gutter and curb ramps, the sidewalk must connect to the existing curb ramps and remain inside the ROW.
6. Provide a sidewalk connection between the site and the public sidewalk.
7. Provide sidewalk detail SD 3-10 on the plan.
8. Show all adjacent traffic signs and pavement markings on the plan. Some of the signs may need to be relocated to accommodate the sidewalk installation. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
9. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.

10. 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:

11. The site plan appears to have Palm Trees inside of parking spaces. Remove the Palm Trees from inside the parking spaces. Parking Spaces must be a minimum 8.5'X18' and may have wheel stops. Parking spaces must be clear of obstructions.
12. Please provide dimensions for the backing stub on the parking lot that faces Oleander Dr. [Chapter VII ,Detail SD 15-12 CofWTSSM]

#### TECHNICAL STANDARDS – Barrier Free Design:

13. As previously stated, the site plan continues to have Palm Trees in the middle of the handicap access aisle and parking spaces. Remove all trees from parking spaces. The entire parking space must be free of obstructions, such as trees.
14. The Van Accessible parking space and the 96" accessible aisle beside the van space shall be clear from all obstructions and meet minimum ADA requirements such as minimum slope requirements.
15. Please show location of handicap ramp(s) and signs and provide details on the plan.
16. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
17. Note/label the plan the path, which clearly indicates 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 Alina Dorofeeva at 341-7888, [Alina.dorofeeva@wilmingtonnc.gov](mailto:Alina.dorofeeva@wilmingtonnc.gov) to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ 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.