



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 05.26.2017
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■ **SUNSET PARK SUBSTATION [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.

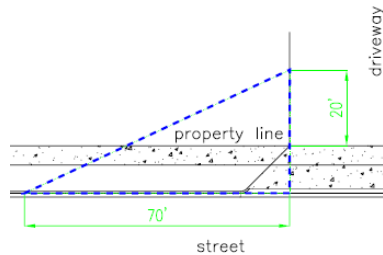
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The Washington Street ROW is unpaved. Please upgrade the street to the driveway opening to accommodate the weight and type of traffic required for the Substation.
2. 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, and sight distance):

3. Show driveways for adjacent lots and lots across the street.
4. Note any existing driveways that will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
5. Provide the commercial driveway standard detail on the site plan. [SD 3-03 CofW Tech Stds]
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. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
8. The Bordeaux Avenue Driveway apron may be too small. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
9. Driveways are to intersect the street between a 75 degree and 90 degree angle. Please verify the angle of the proposed driveways. [7-11 #3 CofW Tech Stds]
10. The Washington Street and Bordeaux Avenue Frontages do not have sidewalk. Please install sidewalk and connect it to the existing sidewalk at the corner of Washington Street.
11. Provide a sidewalk connection between the site and the public sidewalk.
12. Provide sidewalk detail SD 3-10 on the plan.
13. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]

14. 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:

15. The site appears to have a 20' by 20' parking area adjacent to Access Road B. Please label this area and any other parking areas on the site plan.
16. Protection from vehicles is required around all required landscaped areas within vehicular areas.
17. If the parking spaces are facing the fence, please provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the fence.

REVISIONS TO NOTES ON THE PLAN:

1. Please revise City of Wilmington notes #15 and #16 on sheet 4 of 18 to reflect the following verbiage:
- #15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- #16: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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]

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ 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.