



**Planning, Development  
and Transportation**  
Transportation Planning  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810

**DATE:** 06.17.2014  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

---

910 341-3258  
910 341-7801 fax  
www.wilmingtonnc.gov  
Dial 711 TTY/Voice

## ■ URBAN OASIS ON CASTLE STREET [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.

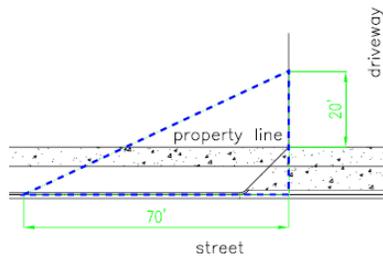
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email 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. Ensure to show overhead and buried fiber optic and underground cable within the right of way. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

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

1. Show driveways for adjacent lots and lots across the street.
2. Dimension driveway widths and tapers. [[Sec.18-529 CofW LDC](#)]
3. Distinguish the location and dimensions for the proposed Castle Street sidewalk connection (between the site and the public sidewalk).
4. Provide dimensions for the proposed and existing sidewalk(s).
5. Show and apply the City's 20'x70' sight distance triangle at the 6<sup>th</sup> St 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:

6. As discussed, please modify the parking spaces within the rear parking lot to allow for 2.5' vehicle overhang and provide protection for the existing Oak Trees. The vehicle length for these parking spaces may be adjusted to 15.5' with a 2.5' vehicle overhang.
7. Label the radius within the parking lot area. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [[Chapter VII, Detail SD 15-13 CofWTSSM](#)]
8. Provide a transition and detail for 4" curb within the rear parking lot area.
9. Please clarify the striped area of the rear parking lot. If this area has a backing stub, it shall be 10' deep by 15' wide. Please dimension. [[Chapter VII, Detail SD 15-12 CofWTSSM](#)]
10. Although not a requirement, it is requested the Applicant consider adding some bicycle parking. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [[Sec.18-528 CofW LDC](#)]

#### TECHNICAL STANDARDS – Barrier Free Design:

11. Verify that the proposed sidewalk adjacent to 45 degree parking spaces and parallel parking spaces meets ADA requirements. The concrete pad appears to be obstructing the sidewalk. 4' of the sidewalk must remain clear for pedestrian use. [[Chapter VII, Detail SD 15-13 CofWTSSM](#)]
12. Please show location of handicap ramp(s) and signs and provide details on the plan.
13. For the northern parking lot (commercial lot), please note/label the plan to clearly indicate the accessible route from the HC space(s) to the building. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
14. 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 parking stall markings and lane arrows within the parking areas shall be white.
- B. 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.

#### MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 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.