



**Planning, Development
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DATE: 07.07.2014
TO: ProTrak
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Transportation Planning

■ **CORNERSTONE AUTO SERVICE AND REPAIR [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.

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. **As previously stated, this project must have proper access to a through street via a driveway, street or Proper Access Easement. Show the new easement that connects this property to the adjacent property(s) on the plat for this project as well as, the site plan.**
2. The property must receive an easement from the owners of the Croaker and O’Reilly Auto in order to use their existing Access Easement.
3. If the property has received an access easement with O’Reilly Auto and Croaker Inc., then the new easement must be extended onto the Cornerstone Auto property. The existing easement appears to end prior to the property line for this project.
4. 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. [\[Chapter VII, B, Table 1 CofWTSSM\]](#)
5. Please verify the property address. The property has a Westig Road address; however, the applicant has not shown the driveway location on Westig Road.

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

6. Show driveways for adjacent lots and lots across the street.

TECHNICAL STANDARDS – PARKING:

7. For all unpaved parking facilities, stalls shall be delineated by wheel stops. Wheel stops shall be anchored to the subgrade to a minimum depth of twenty-four (24 in.) inches and extend to a height of four (4 in.) inches. [[Chapter VII, E, \(2\) pg. 7-17 CofW Tech Stds](#)]
8. Provide a marked Handicap space, handicap sign and handicap ramp on the property. [[Chapter VII, E, \(2\) pg. 7-17 CofW Tech Stds](#)]
9. If the parking lot is constructed of Washed Stone, then a barrier must be placed around the perimeter of the parking area. [[Chapter VII, E, \(2\) \(c \), pg. 7-17 CofW Tech Stds](#)]
10. Provide a turning movement detail for a Trash vehicle and delivery Truck to the site.
11. Remove note 6 on sheet 3, Wheel stops are required to show the location of parking spaces on the gravel parking lot and prevent vehicles from striking the building.
12. The building foot print on Sheet 2 does not match sheet 1. The building appears to be rotated 90 degrees on sheet 2.

TECHNICAL STANDARDS – Barrier Free Design:

13. 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](#)]

REVISIONS TO NOTES ON THE PLAN:

14. Please revise notes #6 on sheet 1 to reflect the following verbiage:
 #6: 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.**

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 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.
- ❖ 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.