



**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  
Dial 711 TTY/Voice

**DATE:** 07.10.2019  
**TO:** ProTrak  
**FROM:** Mitesh Baxi  
Traffic Engineering

■ **NHRMC DISTRIBUTION/EMS WAREHOUSE [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:**

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. 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. <https://www.wilmingtonnc.gov/home/showdocument?id=1910>

**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 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

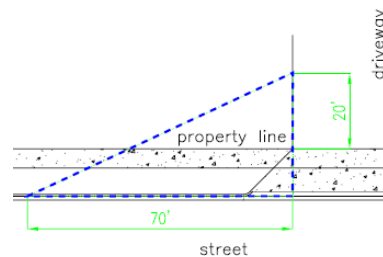
1. J R Kennedy Dr is a private access easement. Please label accordingly on the inventory plan.
2. If JR Kennedy Dr is proposed to be a public/private ROW;
  - a. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
  - b. Installation of street lights as per City's standard street lighting policy are required within the ROW.
  - c. **SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES**  
N 23<sup>rd</sup> St is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. If J R Kennedy Dr is proposed to be a public ROW please show the sight distance triangle for the street corner. The required triangular sight distance for any street intersections with said thoroughfares shall be provided in compliance with the AASHTO sight distance standards. [Sec.18-556 CofW LDC]

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

3. Driveway Stem: For any development with an internal roadway network, a minimum storage of 100 feet measured from the near edge of the right-of-way will be required before any crossing or left-turning conflicts are allowed. Please contact NCDOT for the driveway stem approval.
4. When the lot has sufficient frontage, driveways for corner lots along major thoroughfares must have property line offset of 230' as measured along the curb line. Site does not fulfill this requirement and a variance may be required. There is a note regarding the variance request on the layout plan, but please contact Engineering for further requirement for variance. [Chap VII (C) (2) (c) (1) of CofW Tech Stds].
5. Driveways along side streets not classified as a major thoroughfare must have corner clearance of 60' measured along the curb line. [7-13 CofW Tech Stds] Please verify and dimension.

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

6. Dimension driveway widths and tapers. [Sec.18-530 CofW LDC]
7. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
8. The maximum two-lane driveway width is 30'. [7-9 CofW Tech Stds]
9. Dimension all the sidewalk within the vicinity of the development.
10. Show and apply the City's 20'x70' sight distance triangle at each driveway [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 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.18-556 CofW LDC].

**TECHNICAL STANDARDS – PARKING:**

11. Dimension parking stalls, radii and parking aisles for the portion of parking facility nearer to the street intersection. [Sec. 18-529(b)(2) CofW LDC]
12. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
13. 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]. Please contact Engineering division for this request.
14. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. Please dimension. [Chapter VII Table 6 of CofWTSSM]
15. Provide an additional dimensions for angled parking stalls and drive aisle. Also specify the parking angle. [Page 7-19 Table 6 of CofW Tech Stds]
16. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
17. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII, C (4), pg 7-15 to 7-16 CofWTSSM]. A variance may be required.
18. 'Do not enter' sign is recommended for the drive aisles to restrict the traffic entering one-way aisle.

**TECHNICAL STANDARDS – Barrier Free Design:**

19. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must

remain clear for pedestrian use [Chapter VII, Detail SD 3-07 & SD 15-13 CofWTSSM] [Page 7-20 of CofWTSSM]

20. Please show location of accessible ramp(s).
21. Detectable warning domes shall be installed at the end of each sidewalk before entering drive aisle/pavement surface regardless of ramps.

**MISCELLANEOUS:**

- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.