



**Planning, Development
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DATE: 07.29.2014
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **FIGMENTS COTTAGE [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 sheet C-1 to illustrate the existing conditions on and surrounding this parcel. Show the lane configurations, and pavement widths/ dimensions for Sebrell Ave, and Oleander Dr.

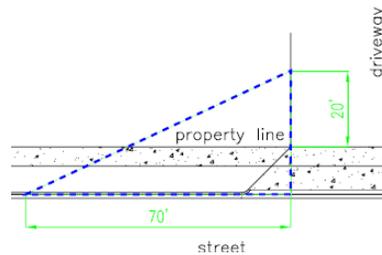
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. Driveways along side streets not classified as a major thoroughfare must have corner clearance of 60' measured along the curb line. Show distance from the corner of this driveway and Oleander Dr. [7-13 CofW Tech Stds]

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

2. Show appropriate City standard detail (Driveway) on plan. [Chapter VII ,Detail SD 8-02 CofWTSSM]
3. The flare for driveway crosses the property line to the north. The driveway curb return should be at least 6.5' from intersecting property lines. A variance or modified driveway may be required. [Chapter VII, C, Table 4 CofWTSSM]
4. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
5. As this project is a commercial property, the minimum two-lane driveway width is 23'. However, the project driveway and tapers appears to be within the 60' corner offset for side streets located off major thoroughfares. [7-9 CofW Tech Stds] A variance may be required.
6. Please show the required sidewalk along Sebrell Ave.

7. Provide sidewalk detail SD 8-15 on the plan.
8. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
9. 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:

10. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
11. Please provide a note or detail to describe parking lot requirements in accordance with standard details 15-10 for parking lots under 25 stalls. Show a note or detail about the proposed steel border, which is used for the continuous perimeter border and 6" gravel surface. [SD 15-11 CofW Tech Stds]
12. As this location has access to the River to Sea Bikeway, it is requested the Applicant consider adding some bicycle parking. Please add 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:

13. Please show location of handicap ramp(s) and signs and provide details on the plan.
14. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]
15. 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 traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. All parking stall markings and lane arrows within the parking areas shall be white.
- C. 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.