



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: 08.07.2019
TO: ProTrak
FROM: Mitesh Baxi
Traffic Engineering

■ **CFCI PARKING LOT ADDITION [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 plan/s 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>
- There is an existing street light in front of the property off Shipyard Blv. Show the location and label on the site plan.

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 – DRIVEWAY ACCESS (Major Thoroughfares):

1. This segment of Shipyard Blv is a major thoroughfare [Chap VII (C) (2) of CofW Tech Stds]. Driveways for lots along major thoroughfares must be at least 75' offset from property lines measured at the curb line. [Chap VII (C) (2) (c) (2) of CofW Tech Stds]. Coordinate with Engineering for a variance procedure.
2. 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.

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

3. When the use of any driveway has been permanently discontinued, replace all necessary curbs, gutters, aprons, sidewalks, and appurtenances thereto [\[Sec. 18-530 CofW LDC\]](#). Please label it accordingly.
4. Proposed driveway shall be City-standard ramp-type. Please revise to extend the flare and align it to the inside edge of multi-use trail.
5. Detectable warning domes shown at the sidewalk across the driveway, is not required and shall not be installed, since the pedestrian right-of-way continues across driveway aprons.
6. The proposed connection from multi-use trail to onsite sidewalk shall be ADA accessible. (referring to 3' mulch path)
7. Dimension driveway widths and tapers on site plan. [\[Sec.18-530 CofW LDC\]](#)
8. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)
9. The maximum two-lane driveway width is 30'. [\[7-9 CofW Tech Stds\]](#)
10. Dimension the City's 20'x70' sight distance triangle at the driveway on the site plan. [\[Sec.18-529\(c\) \(3\) CofW LDC\]](#) [\[Sec. 18-812 CofW LDC\]](#).

TECHNICAL STANDARDS – PARKING:

11. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. This is applicable for the vehicle backing into the driveway sidewalk in the event of closed rolling gate [\[Sec.18-526 CofW LDC\]](#). Provide a turnaround or backing stub as required.
12. Small/compact vehicle spaces are shown on the site plan. Small vehicle parking spaces shall be designated by proper signage alerting drivers to the limitation of space size. [\[Sec. 18-529\(c\)\(4\)\(b\) CofW LDC\]](#)
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. Provide a turning movement analysis of the largest vehicle accessing this parking facility.

TECHNICAL STANDARDS – Barrier Free Design:

15. The sidewalk as proposed where adjacent to 90 degree parking spaces may not meet ADA requirements. Please verify the width and revise. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use [\[Chapter VII, Detail SD 3-07 & SD 15-13 CofWTSSM\]](#) [\[Page 7-20 of CofWTSSM\]](#)
16. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the existing sidewalk. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ 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.