



Planning, Development and Transportation

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DATE: 09.11.2015
TO: ProTrak
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■ **STONE GARDEN [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:

- The pavement markings for this site appear to be faded. If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, rather show them as proposed on the site plan.

NCDOT:

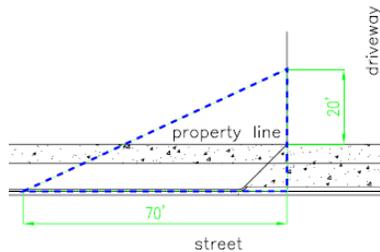
It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must have at least 75’ offset from property lines to the curb line.

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

2. Show driveways for adjacent lots and lots across the street.
3. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
4. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
5. The maximum two-lane driveway width is 30’. [7-9 CofW Tech Stds]
6. Provide a sidewalk along the Market Street frontage for the project.
7. Provide a sidewalk connection between the site and the public sidewalk.
8. 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]



9. The proposed street trees, including the Palm Trees appear to be located within the 20'X70' sight distance triangles for the project driveways.

TECHNICAL STANDARDS – PARKING:

10. Dimension parking stalls, radii and parking aisles. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
11. 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). [[Chap. VII, Detail SD 15-13 CofWTSSM](#)]
12. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
13. Protection from vehicles is required around all required landscaped areas within vehicular areas.
14. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.
15. The parking lot appears to have a non-standard backing stub. The backing stub is to be 10' deep by 15' wide. Please dimension. [[Chapter VII, Detail SD 15-12 CofWTSSM](#)]
16. Ensure deliver trucks (WB40 and higher) can make the turns to enter and exit the site. The one-way exit route must be wide enough to allow for safe travel on the site.

TECHNICAL STANDARDS – Barrier Free Design:

17. Please show location of handicap ramp(s) and signs and provide details on the plan.
18. Provide striping for the handicap parking spaces and parking aisles beside the handicap spaces. One Handicap space should be designed to be van accessible.
19. The existing 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 15-13 CofWTSSM](#)]

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. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- F. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- G. Contact 341-7888 to discuss street lighting options.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.