



**Planning, Development
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■ **10 CARDINAL DRIVE [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.

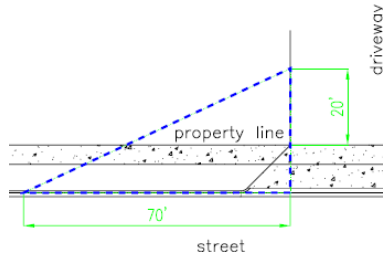
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The driveway curb return must be at least 6.5' from intersecting property lines. [[Chapter VII, C, Table 4 CofWTSSM](#)]

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

2. Show driveways for adjacent lots and lots across the street.
3. The site plans show the existing Hillsdale driveway as being closed. Extend the curb along the driveway and restore the verge area to match the existing shoulder area on Hillsdale.
4. The existing driveways do not appear to have standard aprons. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM](#)]
5. Dimension driveway widths and tapers. [[Sec.18-529 CofW LDC](#)]
6. Show drainage features along Cardinal Drive ROW, especially storm water features within or adjacent to the driveway entrances.
7. The site does not have sidewalk along Hillsdale Dr or Cardinal Drive. Provide sidewalk along the street frontage for the property per LDC requirements.
8. Provide a sidewalk connection between the site and the public sidewalk.
9. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
10. Provide sidewalk detail SD 8-15 on the plan.

11. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
12. 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]



13. The existing trees beside the Cardinal Drive entrances appear to be blocking visual sight lines for exiting vehicles.

TECHNICAL STANDARDS – PARKING:

14. Two parking spaces on the Eastern side of the site, (by survey marking N 81°5'04"E) are less than the minimum standard vehicle parking space size, which is 8.5' in width by 18' in length.
15. Show the start and end of the 8' block wall.
16. Show a detail for the proposed curb.
17. The parking island in the Northern parking area was removed. Please show it on the Site Modification detail and update the Site data table to reflect the area of pavement to be removed.
18. 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]
19. Protection from vehicles is required around all required landscaped areas within vehicular areas.
20. Show existing and proposed lighting on the site.
21. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall. If the 8' block wall continues to the lower parking area, wheel stops will be required.
22. 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]
23. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

24. The existing 5' sidewalk (near the handicap spaces) 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]
25. Please show location of handicap ramp(s) and signs and provide details on the plan.
26. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

REVISIONS TO NOTES ON THE PLAN:

27. Please revise notes #3, and # 4 on sheet 1 to reflect the following verbiage:

#3: Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way. [Remove Tom Platt reference]

#4: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

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.