



**Planning, Development
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DATE: 10.2.2017
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **SUNSET PARK SUBSTATION [TRC Plan Review #2]**

↻ 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.

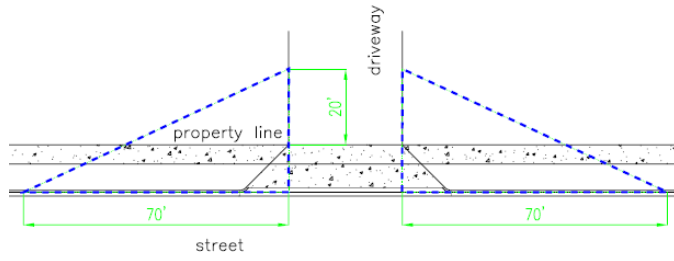
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email 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. Commercial driveways must be at least 6.5 from the adjacent property line. This will include the end of the driveway flare and curb return. 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, and sight distance):

2. The proposed driveway and flair design do not match the Commercial driveway Standard Detail. Construct the driveway with the required 13' flare on both sides of the driveways, proposed for Bordeaux Avenue and Washington Street. [[SD 3-03.3 CofW Tech Stds](#)]
3. Please revise the Bordeaux Avenue Driveway apron to show commercial flares on both sides of the driveway.
4. The Washington Street Driveway appears to go directly from ABC stone to the existing surface. Provide a standard driveway apron per the standard detail. [[SD 3-03.3 CofW Tech Stds](#)]
5. Driveways must intersect the ROW between a 75 degree and 90 degree angle. Please revise the driveway and label the driveway angle. [[7-11 #3 CofW Tech Stds](#)]
6. Dimension driveway widths and tapers. [[Sec.18-529 CofW LDC](#)]
7. Please connection the proposed sidewalk on this site and the existing Bordeaux Avenue sidewalk.
8. The proposed Cape Myrtles on Bordeaux Avenue are shown in the sight distance triangle and shown as 6' height at planting. Please move the trees or replace them with a tree/species that will provide clear visual sight distance from 30" to 10' height. [[Sec.18-566 CofW LDC](#)]
9. Add a note to the site plans and landscaping plans indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [[Sec.18-566 CofW LDC](#)]
10. The 20' X70' Sight Distance Triangle does not extend to the curb line as shown in the SDT diagram. Please revise the sight distance triangles for the site plan and landscape plan.



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.