



**Planning, Development  
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**DATE:** 10.20.2014  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **6020 OLEANDER DR OFFICE BUILDING [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 all sheets 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.

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) is not required for this development based on the net increase in estimated trips generated by this use, [existing use Nursery with 5600 SF building and proposed use Office Building 21,500 SF].
- ❖ A Traffic Impact Analysis (TIA) will not be required for this development if the above information is consistent with the proposed use. Contact Transportation Planning prior to resubmitting plans if the intended use of the site is different than what is outlined above.

**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):**

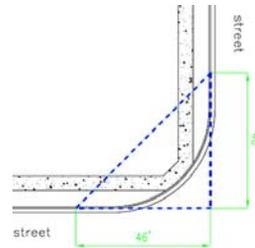
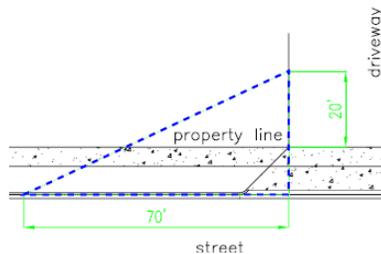
1. As the site driveway exceeds the corner clearance of 230' for lots along major thoroughfares as measured along the curb line; the applicant is requested to shift the proposed Oleander Drive driveway further away from the power pole at the NW corner of the site. The current driveway tapers are located at the minimum 6.5' from the adjacent property line.
2. Label the location/ type of storm water features within the proposed driveway aprons and ensure they are traffic rated.

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

3. Show the storm pipe under the proposed Bagley Ave driveway apron.
4. The storm drain at the NE corner of site appears to be improperly draining within the ditch and washing out part of the bank.

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

5. Show driveways for adjacent lots and lots across the street.
6. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
7. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line.  
[Chapter VII, C(1)(a)(2)12 CofWTSSM]
8. Show the dimensions for proposed sidewalks on Oleander Dr and Bagley Ave.
9. The proposed Oleander Drive sidewalk is shown without curb and gutter. When curb and gutter is not utilized on NCDOT facilities, the proposed sidewalk must be outside the clear and recovery area for the roadway, which for a 45 mph facility may be up to 22'. The required Oleander Dr sidewalk may have to be placed within a Pedestrian Access Easement on the property, if curb and gutter is not used.
10. The site has limited distance between the edge of pavement and the ditch on Bagley Ave. Please show cross slope of the proposed Bagley Ave sidewalk. It shall not exceed ADA requirements for cross slope.
11. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
12. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
13. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
14. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection 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:**

15. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]

16. 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](#)]
17. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
18. Provide the dimensions for the one way drive aisle at the southern end of the building.
19. Graphically show the location for the proposed bicycle parking. [[Sec.18-528 CofW LDC](#)]

**TECHNICAL STANDARDS – Barrier Free Design:**

20. Please show location of handicap ramp(s) and signs and provide details on the plan.

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. 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.
- B. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [[SD 15-14 CofW Tech Stds](#)]

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

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.