



**Planning, Development  
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**DATE:** 10.31.2017  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **TIDEWATER BREWING COMPANY [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:**

- Identify any parking meters and marked parking stalls on the plan.
- 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, and rather show them as proposed on the site plan.

**TRAFFIC IMPACT:**

- ❖ The proposed use appears to have Drinking Place and brewery/manufacturing uses in the same building. Please identify the SF allocated for each usage and trip generation for each use on the site plan.
- ❖ Please use the following format to record the trip generation: Per the Institute of Transportation Engineers (ite) Trip Generation 9<sup>th</sup> Edition, 2012, Microtrans trip Generation Software; the estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY** (ite land use code **xxx**) is **xx** total driveway volume in the AM peak hours, **xx** total driveway volume in the PM peak hours and **xx** average weekday 2-way driveway volume.
- ❖ If the site generates over 100 new vehicle trips in the AM Peak or PM Peak hours, a Traffic Impact Analysis (TIA) will be required for this development. Please contact Amy Kimes, PE, [amy.kimes@wilmingtonnc.gov](mailto:amy.kimes@wilmingtonnc.gov) at (910) 473-5130 to discuss the TIA review process and begin the scoping discussion.

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

1. The driveways on Princess Street appear to be too close. Minimum distance between two driveways is 20' as measured between driveway aprons/curb returns at curb line or edge of roadway. Please revise plans accordingly. [\[7-11 CofW Tech Stds\]](#)

2. The site has two driveways, (one on Princess Street and one on 10<sup>th</sup> Street), which do not have the minimum property line offset. 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):**

3. The site plans appear to show a driveway on Princess Street, where vehicles may be required to back into the travel lanes. Please revise.
4. Provide a sidewalk connection between the site and the public sidewalk.
5. Distinguish between proposed and existing sidewalk(s) and provide dimensions.

**TECHNICAL STANDARDS – PARKING:**

6. Please add a “Do Not Enter” sign at the northern end, (Princess Street) of the one-way drive aisle for the Loading Dock.
7. The gravel parking lot does not have any vehicle spaces marked. Show proposed parking within this and other areas on the site plan. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

**TECHNICAL STANDARDS – Barrier Free Design:**

8. The site is a business that is open to the public, however, the plan does not show Handicap Parking spaces. Please provide parking accommodations for handicap persons on the site.
9. Please show location of handicap ramp(s) and signs and provide details on the plan.
10. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
11. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

**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.

**MISCELLANEOUS:**

- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.