



Planning, Development and Transportation

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DATE: 11.13.2019
TO: ProTrak
FROM: Mitesh Baxi
Traffic Engineering

■ MASSENGILL'S GARDEN CENTER [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:

- 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.
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>

NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. This segment of Oleander Dr is a major thoroughfare [Chap VII (C) (2) of CofW Tech Stds]. Driveways for lots along major thoroughfares must be at least 75' offset from property lines measured at the curb line. [Chap VII (C) (2) (c) (2) of CofW Tech Stds]. Please coordinate with Engineering for a variance request.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk):

2. Revise the pavement markings for the driveway off Oleander Dr to show it as a two-way driveway. Or clarify if it is not.
3. Proposed driveway shall be City-standard ramp-type. Extend the outline of flares upto the ROW line as per standard details.

4. The driveway curb return must be at least 6.5' from intersecting property lines. [Chapter VII, C, Table 4 CofWTSSM]. Applicable for driveway off French Rd. Please coordinate with Engineering for a variance request.
5. Driveways are to intersect the street at a 90 degree angle [7-11 #3 CofW Tech Stds]. Applicable for driveway off French Rd. Please coordinate with Engineering for a variance request.

TECHNICAL STANDARDS – PARKING:

6. International symbol of Accessibility parking space marking as per fig. 3B-22 of MUTCD.
7. The minimum vehicle parking space size must be 15.5' in length before wheel stop. Please verify. [Page 7-20 of CofWTSSM]
8. An appropriate traffic regulatory signage is recommended for Pick up/delivery parking area [MUTCD].

TECHNICAL STANDARDS – ADA:

9. Replace the handicap sign details to show the typical handicap sign detail on the plan as per ADA and City standards. [Sheets A1 of 5 and A2 of 5, CofW Sign Specification] <https://www.wilmingtonnc.gov/home/showdocument?id=3940>
10. The sidewalk as proposed adjacent to few 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 3-07 & SD 15-13 CofWTSSM] [Page 7-20 of CofWTSSM].
Revise the sidewalk width or provide the wheel stops.
11. Please show location of accessible ramp(s) and parking signs and provide details on the plan.
12. Detectable warning domes must be installed at the end of sidewalk before entering drive aisle/pavement surface [City/ADA standards].

NOTES TO BE AMENDED:

- A. City of Wilmington note 5. : Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

MISCELLANEOUS:

- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.