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**DATE:** 11.30.2017  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

**■ TIDEWATER BREWING COMPANY [TRC Plan Review #2]**

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.

**TRAFFIC IMPACT:**

- ❖ The proposed Trip generation for this site, Land Use Code 925 Drinking Place 3600 SF (2500 SF interior and 1100 Outdoor Cabana) and Land Use Code 140 manufacturing /brewery 4800 SF, do not appear to exceed 100 new trips in the AM Peak or PM Peak. Based upon these land uses and intensities, a TIA will not be required for this site.

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

1. Please submit a variance for the site driveways that do not meet the 6.5’ minimum property line offset from adjacent properties. [\[Chapter VII, C, Table 4 CofWTSSM\]](#)

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

2. The site has two street trees that must be relocated due to sight distance issues. The Yaupon Holly located within 20’ of the Stop Sign at the intersection of 10<sup>th</sup> Street and Princess Street appears to block the visibility of the Stop Sign, therefore, it must be removed or relocated. The Yaupon Holly on the West side of the Princess Street Driveway must be removed or relocated.

**TECHNICAL STANDARDS – PARKING:**

3. Please add a “Do Not Enter” sign at the northern end, (Princess Street) of the one-way drive aisle for the Loading Dock.
4. The gravel lot was designated as a “Truck Turning/ Movement area”. If the purpose of this lot changes to allow other uses, such as parking, it will have to be re-evaluated. Parking lots may require additional improvements including wheel stops, marked vehicle spaces, drive aisles, pavement markings, and paving the parking areas. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

**TECHNICAL STANDARDS – Barrier Free Design:**

5. Provide adequate protection for the Van Accessible Handicap Parking Space. The fenced area appears to extend approximately 13’, however, the Handicap Accessible space must be a minimum of 16’ length and 8’ width. Please revise the space to meet minimum ADA 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.