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DATE: 12.08.2014
TO: ProTrak
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 Transportation Planning

■ **SAWMILL POINT [Plan Review# 3]**

☞ 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:

1. The existing conditions plan shows the driveways for the lots to the south of the project. A final determination for the inclusion/location of these driveways for Lots 1-4 on the Lower Dean Hardwoods site will be addressed in a later set of comments.
2. The proposed plan for on-street parking on the south side of Nutt Street will be determined when the location of the Lower Dean Hardwoods Driveways is resolved.

TECHNICAL STANDARDS – NEW ROADS:

3. The proposed Nutt Street plan and cross-section detail are in conflict. If the street will utilize 8’ parking lanes and 12’ travel lanes, with 2’ curb and gutter, it will result in streets that are wider than the 40’ drawn on the Site plan. If the street width is not increased, on-street parking will park on the curb apron instead of the asphalt portion of the proposed on-street parking section.
4. The proposed on-street parking interferes with the existing crosswalks on Nutt Street, which restricts parking adjacent to a crosswalk. [\[Sec. 5-52 a \(18\) C of Wilmington City Code\]](#)
5. Ensure signs are located no less than 5’ from the Crosswalks on Nutt Street. [\[Sec. 5-575 C of Wilmington City Code\]](#)
6. Show the location of pedestrian crossing, curb ramps and signage on the site plan, landscaping plan and grading and drainage plans. The layer for these features appears to be turned off on the site plan pages.

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

7. Show and apply the City's 20'x70' sight distance triangle at each driveway 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]
8. The parking spaces on the sides of the parking garage exit must not block the sight distance triangles.

TECHNICAL STANDARDS – PARKING:

9. The on-street parking spaces shown beside the midblock crosswalks must end prior to the crosswalk.
10. The sheets GA3.2, GA3.4, GA3.6, GA3.8 and GA3.10 are missing the percent grades for the upward slope for the parking ramp.

TECHNICAL STANDARDS – Barrier Free Design:

11. Proposed handicap signs must be between the curb and the sidewalk, not within the parking space. The signs shall not be used as bollards to stop handicap vehicles.
12. Ensure all curb ramps are shown on the required plan sheets. They were not shown on the sheet CS101.
13. The stairwell door located at G104 appears to open outward and is adjacent to a parking space. Ensure the door to the stairwell is not blocked by any parking spaces; stripe the area to prevent this from occurring.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 342-2786 to discuss proposed removal/reconfiguration/ construction sequencing related to on street parking spaces.

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.