



**Planning, Development
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DATE: 12.16.2015
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **SEAHAWK COVE [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.

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.

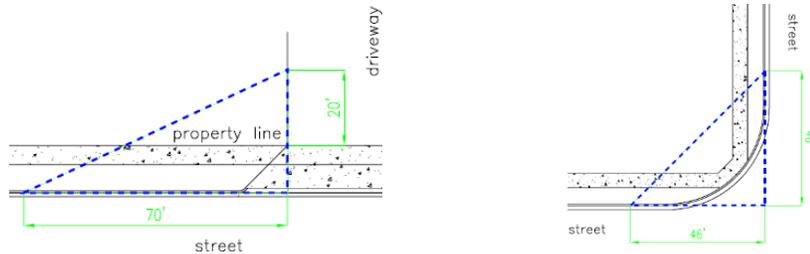
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must at least 75’ offset from property lines to the curb line. A variance request may be required for this driveway location.
2. Please state whether this site drive will be a street or driveway.

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

3. Show driveways for adjacent lots and lots across the street.
4. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) for a commercial driveway on the plan. [Chapter VII ,Detail SD 3-03 CofWTSSM]
5. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
6. The minimum two-lane driveway width is 23’. The proposed driveway appears to be using the gutter section of the curb as part of its driveway width. [7-9 CofW Tech Stds]
7. Connect the proposed Handicap Ramp with the Sidewalk at the site driveway and Kerr Ave.
8. The public sidewalk is located within the property line for this project. A pedestrian access easement will be required for this sidewalk.
9. Please extend a pad from the public sidewalk to the public bus stop, to allow handicap persons to get from the sidewalk to the bus stop without going into the grass shoulder in this area.
10. Please extend the sidewalk from building 2 and the trash enclosure.
11. Please label the Active and Passive Recreation areas. Show the proposed pedestrian access for these areas.

12. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
13. 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:

14. Please label the proposed drive aisles on the plan. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
15. Please verify the location of the final 2 parking spaces at the SE portion of the parking lot. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII , C (4), pg. 7-15 to 7-16 CofWTSSM]

TECHNICAL STANDARDS – Barrier Free Design:

16. Show the pedestrian access easement on the site plan and landscaping plan, along with any pedestrian access to the active and passive recreation areas.
17. The 5' sidewalk from Kerr Avenue to the building 1 sidewalk must be ADA compliant. Please label this sidewalk with the slope and cross slope from the driveway ramp to the building.
18. The Kerr Avenue Sidewalk must be ADA compliant, please label the slope from the bus stop to the curb ramp at the driveway entrance.

GENERAL NOTES TO ADD TO THE PLAN:

- A. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.

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.