



Development Services
 Transportation Planning
 305 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810

910 341-3258
 910 341-7801 fax
www.wilmingtonnc.gov
 Dial 711 TTY/Voice

DATE: 07.31.2013

TO: ProTrak

FROM: Bill McDow
 Transportation Planning

Dave Brent
 Traffic Engineering

■ **WAFFLE HOUSE [Initial 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:

- Show the entire width of Carolina Beach Rd. and Cape Fear Blvd. including the intersection, (Cape Fear Blvd. and Carolina Beach Rd), along with lane use on Carolina Beach Road (pavement markings), handicap ramps, and all driveways across the streets and on adjacent properties. [CofW TSSM Ch. 7, Sec. C.](#)

NCDOT:

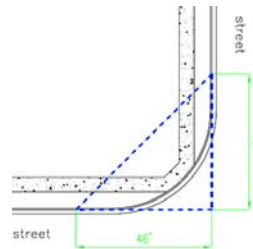
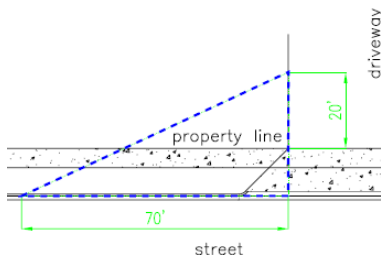
It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allan Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. One driveway is permitted along Major Thoroughfares with frontage up to 600'. Driveways along Major Thoroughfares must have a 230' offset from the street corner as measured along the curb and a 75' property line offset. A variance may be required for the driveway offsets. Remove one of the existing driveways and restore the verge area to match the existing/proposed. [CofW TSSM Ch. 7, Sec. C.](#)

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

2. Driveways shall be City-standard ramp-type driveways. Show the dimensions for driveway widths and tapers... [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
3. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [Chapter VII, C(1)(a)(2)12 CofWTSSM]
4. Dimension all radii on the plan. Minimum 25' radii are required for emergency vehicle access. 15' minimum radius is required for the cross access driveway on the northwest corner of the site. Several proposed radii are too small for vehicle movements.
5. One-way circulation around the site may be necessary. The one-way section east of the building shall be signed with a No Right Turn symbol and a left arrow on the pavement as a standard passenger vehicle requires a minimum 15' radius to turn.
6. The adjacent property driveway is actually on this property along with an exit sign which will fall within the sight distance triangle and will have to be removed.
7. Sidewalk is required along the street frontage of Carolina Beach Rd. and Cape Fear Blvd. Sidewalk should be placed at the back of the right-of-way. Connect the new sidewalk on the site to any public sidewalk adjacent to the site.
8. Replace the broken driveway apron panels and broken curb & gutter along Cape Fear Blvd. If the northern driveway on Carolina Beach Rd. remains, all broken apron panels shall be replaced.
9. There is an existing, but broken, handicap ramp at the street corner. Replace the broken ramp and ensure that it aligns with the ramp across Cape Fear Blvd.
10. 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:

11. The minimum standard vehicle parking space size is 8.5' in width by 18' in length. Several parking spaces do not meet the minimum requirement. Show the angle and dimensions for the angled parking on the south side of the building. [Sec. 18-529(b)(2) CofW LDC]
12. A landscaped yard 10' in width is required along any side of a parking lot abutting a separate parking lot, driveway, or residentially-zoned property. CofW LDC Sec 18-482
13. Elevation separation is required between the sidewalk and one-way drive aisle surface on the east side of the building to prevent vehicles from driving over the sidewalk.
14. Identify the loading area on the plan.
15. Wheel stops shall not exceed 4" in height. Please revise the detail on sheet C3.0.
16. Landscape islands are required at the end of parking bays. Note: protection from vehicles is required around all required landscaped areas within vehicular areas.
17. Provide City Standard Details SD 7-01 Curb Section, SD 8-15 Sidewalk, SD 11-03 Pavement Marking Arrows, and SD 15-03 Sign Installation.
18. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

REVISIONS TO NOTES ON THE PLAN:

19. Note# 12 on Sheet C2.0 is incorrectly referenced as “See Note 11” on the plan. Note 12 also incorrectly references “Site” Triangles. It should read “Sight Distance Triangles”
20. Notes 10 & 11 on Sheet C2.0 are incorrectly referenced on the drawing.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [[Detail SD-13 CofW Tech Stds](#)]
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [[Detail SD 15-13 CofW Tech Stds](#)]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.
- E. 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.
- F. Any broken or missing sidewalk panels, driveway apron panels, and curb & gutter sections shall be replaced.
- G. Tactile warning mats are to be installed on all wheelchair ramps.
- H. All pavement markings regulating directional traffic flow shall be thermoplastic.
- I. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [[SD 15-14 CofW Tech Stds](#)]
- J. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.
- ❖ Additional comments will be forthcoming when additional information is provided.

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.