



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

**DATE:** 04.18.2018

**TO:** ProTrak

**FROM:** Bill McDow  
Transportation Planning

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

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■ **CENTER POINT [SRB 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 illustrate proposed streets and driveways. Certain driveways/ streets are not identified, such as the connection to Deck A. Show Public and Private Designations.
- Show the concrete median for Eastwood Road.

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. The project is to implement the requirements of the TIA.
- ❖ The project will be required to coordinate the TIA requirements with the NCDOT TIP project requirements.

**NCDOT:**

Show the proposed ROW and infrastructure identified in the U-5710 TIP for the Eastwood Road and Military Cutoff improvement project. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed site plans do not show the ROW lines.
2. Show the intersection and street cross section of Cavalier Drive and Eastwood Road, Eastwood Road and Drysdale Drive Extension, Military Cutoff Drive and Drysdale Drive Extension and Military Cutoff Drive and Calypso Drive.
3. The site plans must show the turn lanes, through lanes and full intersections, (minimum of 250' in each direction at signalized intersections) of Eastwood Road and Drysdale Drive Extension, Military Cutoff Drive and Calypso Drive, and Military Cutoff Drive and Drysdale Drive Extension.
4. Show a cross-section for the Calypso Drive Transition from the existing street to the new street with on-street parallel parking.
5. Show signal cabinets, Mast Arm base locations, stop bars, and lane markings.

6. Show centerline geometry of new streets.
7. The plans do not show whether the access roads to Deck A is a driveway or street.
8. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
9. The minimum tangent length between reverse curves is 100'. Please dimension.
10. The minimum street corner radii is 35'. Please dimension. [\[7-5 CofW Tech Stds\]](#)
11. All on street parking shall be at least 15' from fire hydrants.

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

12. Traffic Engineering's stance on sites that interconnect along a major thoroughfare is that the combined frontage must meet all driveway spacing requirements per the City's technical standards.
13. The intersections of Military Cutoff Drive and Calypso Drive and Military Cutoff Drive and Drysdale Drive Extension are less than 400' apart.
14. Driveways on major thoroughfares must be at least 75' offset from the property line.
15. Maximum allowed driveways along major thoroughfares is 1/600 lf of continuous frontage plus 1/every 300 additional lf or portion thereof as measured at the property line. [\[7-13 #b CofW Tech Stds\]](#)

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

16. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
17. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
18. The maximum two-lane driveway width is 30'. [\[7-9 CofW Tech Stds\]](#)
19. A pavement marking plan is required for all driveways greater than 36' in width.
20. Provide a sidewalk connection between the site and the public sidewalk.
21. The site plans do not show shading or symbols to clearly show sidewalks and multi-use paths. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
22. A 10' Multi-Use Path is required along Eastwood Road as part of NCDOT TIP U-5710. Please show this path instead of the sidewalk along Eastwood Road.
23. The site plans do not have dimensions for pavement width, street corner radius, centerline dimensions, etc. Please revise the plans.
24. The parking lot areas do not show parking lines, parking spaces, handicap accessible parking and access aisles, drive aisles, or pavement markings.
25. Provide regulatory signs, stop bars, Stop Signs, and pavement markings at intersections, parking areas, and driveways.
26. The site plans show a traffic signals on Eastwood Road at Cavalier Drive, and Drysdale Drive Extension, which are future signals. Please revise the plan to show these signals and infrastructure/ lane configurations.

**TECHNICAL STANDARDS – PARKING:**

27. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [\[Sec.18-526 CofW LDC\]](#) Show the proposed traffic patterns for the streets and intersections within this project.
28. The site plans show pervious pavement adjacent to the stream buffer. It is unclear how this pavement is being used. If the pavement is designed to have vehicular traffic, please identify it as a roadway type, such as an Alley or Street.
29. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
30. The site appears to have parallel on-street parking. The minimum parallel vehicle parking space size is 8' in width by 23' in length. Please label these spaces.
31. The parking areas do not show landscape islands and radius points. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck

traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)

32. Provide additional dimensions to clearly indicate the drive aisle widths. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
33. Drop off/pick up areas are required for daycare centers, schools and similar uses. [\[Sec.18-553 CofW LDC\]](#)
34. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.
35. 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\]](#)
36. Provide a turning movement analysis of a Fire Engine, WB-50 vehicle, Trash Truck and Rescue vehicles on the site driveways, streets and dumpster locations.
37. Show the locations of proposed dumpsters.
38. 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. [\[Sec.18-528 CofW LDC\]](#) Add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

#### **TECHNICAL STANDARDS – Barrier Free Design:**

39. The site plans do not show the locations of Handicap Accessible Parking spaces, and Accessible Aisles.
40. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces must meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
41. Please show location of handicap ramp(s) and signs and provide details on the plan.
42. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
43. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

#### **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. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- G. 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.

- H. Any broken or missing sidewalk panels and curbing will be replaced.
- 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.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.
- ❖ 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.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.