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**DATE:** 1.03.2014

**TO:** ProTrak

**FROM:** Bill McDow  
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Dave Brent  
Traffic Engineering

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■ **BARCLAY WEST PHASE 1 INFRASTRUCTURE [plan review #2]**

☞ 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 accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signal equipment, traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- Show the location of existing pedestrian and bicycle facilities on the site plan, including bike lanes, the Cross City Trail and sidewalks.
- Show adjacent driveways and properties along George Anderson Dr

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact Amy Kimes, at (910) 473-5130 or [amy.kimes@wilmingtonnc.gov](mailto:amy.kimes@wilmingtonnc.gov) to discuss the TIA review process and continue the scoping discussion and review process.

**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 – NEW ROADS:**

1. Previous comments will still apply.
2. Show existing and proposed lane configurations for George Anderson Dr, Independence Blvd and 17<sup>th</sup> Street.
3. Revise proposed street cross section to meet minimum standards for curbing and street sections in Standard Details SD3-01 and SD 3-11. The Aggregate base layer must extend 1 foot behind the edge of curbing. [[Standard Details SD-3-01 and SD 3-11, CofW Tech Stds](#)]

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

4. Contact Traffic Engineering to begin coordination for the design and installation of proposed Traffic Control Devices. Provide plans for traffic signals at all required intersections. Show the proposed location of all traffic control devices, including mast arms, footers, pedestrian signals, crosswalks, pavement markings, detector loops, etc.
5. Please provide the pavement marking plan for this subdivision.

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

6. Distinguish between proposed and existing sidewalk(s) and provide dimensions
7. Provide sidewalk detail SD 8-15 on the plan.
8. Any traffic signal infrastructure adjustments, including overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
9. The City shall be notified immediately of any traffic signal facilities damaged during construction.
10. Damaged facilities shall be replaced, at contractor/developer expense.
11. All traffic signal plans and traffic signal plan revisions are to be included in the construction plans for release, approved and implemented prior to issuance of any certificate of occupancy.
12. Previous comments on Sight Distance still apply.

**TECHNICAL STANDARDS – Barrier Free Design:**

13. Please show location of handicap ramp(s) and signs and provide details on the plan.
14. Please show the location of pedestrian crossing signs, (roundabouts and internal crossings), crosswalks and provide details on the plan.

**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, driveway 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 910-341-7888 forty eight hours prior to any excavation in the right of way to ensure that all traffic signal facilities and equipment are properly located.
- K. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- L. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- M. All repair/replacement of traffic signal infrastructure shall be coordinated with the City of Wilmington Traffic Engineering Division.
- N. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.