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**DATE:** 01.12.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
Transportation Planning

■ **GALLERY PARK BLVD ROADWAY [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.



**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) is currently underway for this development. Please contact Amy Kimes, PE, to discuss the TIA review process and current status of the TIA.

**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.

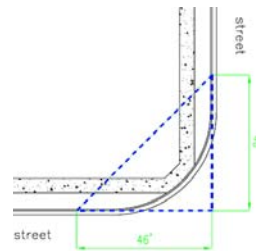
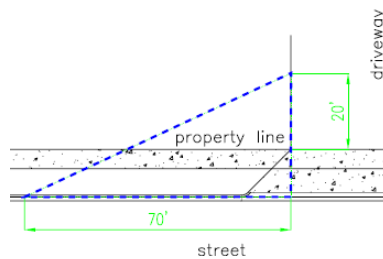
**TECHNICAL STANDARDS – NEW ROADS:**

1. Show the pavement markings for Gallery Park Blvd., to include lane markings, reflectors, lane lines, tapers for turn lanes, etc for the roadway, per MUTCD standards.
2. The intersection of Gallery Park Blvd and Independence Blvd shows a single ingress lane, however, the site traffic projections would support two ingress lanes at build out. The proposed ingress pavement width is not wide enough for these conditions.
3. The intersection of Gallery Park Blvd and S. 17<sup>th</sup> Street shows a single ingress lane, however, the site traffic projections would support two ingress lanes at build out. The proposed ingress pavement width is not wide enough for these conditions.
4. Install wheelchair ramp at corner of each intersection with Gallery Park Blvd, per NCDOT and/or City standards. Connect sidewalk with ramp. The right in and right out driveways will also need wheelchair ramps.

5. Install required regulatory signage on Gallery Park Blvd, per MUTCD and/or City standards. Signs should include stop signs, yield signs, speed limit signs, street name signs, pedestrian crossing signs, and roundabout signs.
6. Label street corner radii. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
7. All on street parking shall be at least 15' from fire hydrants.
8. Increase the length of the entrance islands for the roundabouts to a minimum of 25' to allow adequate vehicle queue length between the yield line of the roundabout and the crosswalk.
9. Define the purpose of the large striped area on the large central circular intersection. Please add notes on the plan to describe whether this area is an on-street parking area or oversized vehicle turning area, etc.
10. Label all streets on the site plan, including internal streets.

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

11. Provide sidewalk detail SD 3-10 on the plan.
12. Provide the location of Street trees and street lights on the site plan.
13. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
14. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
15. 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]



16. Provide a landscaping plan for the proposed project.

**TECHNICAL STANDARDS – Barrier Free Design:**

17. The 5' sidewalk as proposed where adjacent to angled parking spaces does not appear to 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]
18. Please show location of handicap ramp(s) and signs and provide details on the plan.
19. If handicap parking spaces are planned for the on-street parking, show them on the plan.
20. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

**REVISIONS TO NOTES ON THE PLAN:**

21. Please revise General Notes #5 on sheet 1 of 10 to reflect the following verbiage:

#5: 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.

22. Please revise Standard Notes #21 on sheet 1 of 10 to reflect the following verbiage:

#21: 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](#)]

**GENERAL NOTES TO ADD TO THE PLAN:**

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

**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.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.