



**Planning, Development
and Transportation**
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: 01.15.2019
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **ANSLEY PARK [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.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. The project will be required to implement the TIA improvements for this development. Please contact Fredric Royal, PE Fredric.royal@wilmingtonnc.gov (910)772-4170, to discuss the TIA review process.
- ❖ The project will be required to show the proper access type and location for Access Points identified in the Fairview Masterplan TIA and requested TIA for Fairfield Phase IV.
- ❖ The Applicant will be required to coordinate with NHC Schools to ensure access to Codington Elementary School, is maintained during construction. AM and PM parent pickup queuing may require additional information.

TECHNICAL STANDARDS – NEW ROADS:

1. Please label the ROW width of each proposed public or private ROW.
2. The Fairfield Maser Plan has a Carolina Beach Road Access in the center of this parcel. The current plan does not show this access. Please revise the plan to show the missing access.
3. Show a cross-section detail showing the existing street and the proposed widening for Orchid Drive. The proposed tie-in to the Codington Elementary Driveway may require additional pavement width, and turn lanes to meet traffic requirements.
4. The proposed plans for the multi-family development does not show an approved street. Any multi-family development of more than 50 units must be served by a public street. Please clarify the streets proposed for this subdivision.
5. The proposed Orchid Drive proposes a 32.5' pavement width. Please increase the pavement width to 33' and install curb and gutter to meet the minimum standards in the City Technical Standards for a Non Residential Collector Street on a 60' ROW. Twenty-four inch curb and gutter is standard for Collector Streets. [\[Table 1, Page 7-4, CofW Tech Stds\]](#)

6. All on street parking shall be at least 15' from fire hydrants.

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

7. Public sidewalk is required along local streets. The proposed Orchid Drive ROW does not have sidewalk. Please show 5' sidewalk along the ROW for this street.
8. Public sidewalk is required along local streets. A portion of Fairview Drive ROW between Groppo Cove and Orchid Drive, does not have sidewalk. Please show 5' sidewalk along the ROW for this street.
9. The proposed landscape plan has proposed numerous street trees that are located within the sight distance triangles for this project. Clear Visual Sight Distance is required for each driveway and street entrance. Please ensure that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [[Sec.18-566 CofW LDC](#)]
10. Please label the 10' Multi-use Path along Carolina Beach Road on sheet C-1.2. This MUP is part of the Wilmington/ NHC Comprehensive Greenway Plan and is required to be constructed from Asphalt. Provide a cross section for the trail in the plan details.

TECHNICAL STANDARDS – PARKING:

11. The proposed cross walks across the parking aisles do not meet technical standards for Non-Special Emphasis cross walks. Standard Crosswalks are allowed to use parallel line crosswalks instead of the Ladder Style Special Emphasis Crosswalk. Please revise the crosswalks. [[Detail SD 3-09 CofW Tech Stds](#)]
12. The proposed heavy duty asphalt loading and unloading area, in front of the trash container, is unmarked. Please make this area as a No Parking Area and install pavement markings and signs to prevent this area from being mistaken as an on-street parking space.
13. The four way intersection of Groppo Cove Extension and the Unmarked Private Access Road is missing crosswalk markings, Stop Bars and Stop Signs. Please install traffic control signs and pavement markings for this intersection.
14. The proposed Club House does not have bicycle located near the building. Please reposition bicycle parking adjacent to the Club House.
15. 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](#)]
16. Please add the required number and the proposed number of bicycle parking spaces to the site data table. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

17. 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](#)]

REVISIONS TO NOTES ON THE PLAN:

18. Please revise City of Wilmington notes #15 and xx on sheet C-1.2 to reflect the following verbiage:
 - #15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

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.