



Planning, Development and Transportation

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DATE: 01.16.2019
TO: ProTrak
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Traffic Engineering

■ **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.



BASE INFORMATION:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings for the intersection of Fairview Dr/Carolina Beach Rd, Fairview Dr/Groppo Cove, Fairview Dr Street corner and Orchid Dr/Carolina Beach Rd 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.
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- Show the existing pavement markings and traffic signs for the on-street parking on Fairview Dr on the plans.
- Show the location of the existing street lights on the Carolina Beach Rd abutting this project.
- If applicable: All private streets shall be designed and constructed to meet or exceed the public street standards as specified by the [city's] Technical Standards and Specifications Manual. [Sec.18-378 (d) CofW LDC]
- *Responsibility for street and transportation improvements.* When a lot or lots within a subdivision abut an existing public street, highway or thoroughfare, the subdivider shall be responsible for the installation of all improvements to that portion of the street, highway or thoroughfare adjacent to and utilized by that subdivision. [Sec.18-378 (a) CofW LDC]

NCDOT:

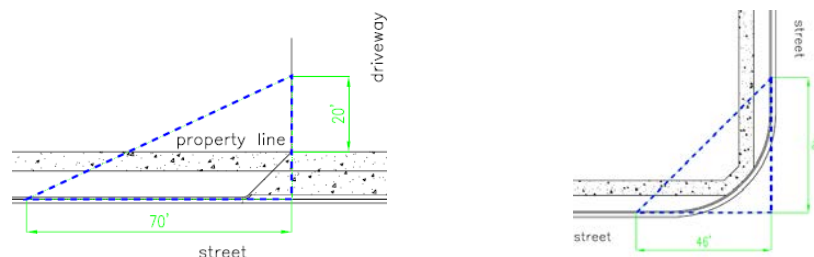
It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – NEW ROADS:

1. Please verify the street name, Orchard Dr or Orchid Dr. The existing ROW off Fairview Dr is Orchid Dr.
2. Please clarify if Orchard Dr (as per submitted plans) will be a public or private street and label it appropriately.
3. Install wheelchair ramp at corner of all the street type driveways and at the end of all the sidewalks as per NCDOT and/or City standards. Connect sidewalk with ramp.
4. Install wheelchair ramp at corner of Fairview Dr and Carolina Beach Rd end of 10' sidewalk, as per NCDOT and/or City standards. Connect sidewalk with ramp.
5. Detectable warning domes must be installed both the sides of the crosswalks and at the end of each sidewalk before entering drive aisle/pavement surface. It provide a distinctive texture intended to alert handicap persons approaching vehicular areas [City/ADA standards]. Show the graphics.
6. Stop sign shall be installed at all the street type driveway accesses as appropriate [MUTCD]
7. Parking restriction signage must be installed at all the stubs provided for the connectivity to the future development off private access roadways.
8. 'End of roadway' object markers/signage must be installed at the end of stub provided for the future development off Orchard Dr [MUTCD].

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

9. Driveways accessing this property are designed as street-type. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
10. Show driveways for adjacent lots and lots across the street.
11. Dimension driveway widths at the property boundary. [Sec.18-530 CofW LDC]
12. **SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES**
Carolina Beach Rd is a major intersection [Chap VII (C) (2) of CofW Tech Stds]. The required triangular sight distance for any street intersections with said thoroughfares shall be provided in compliance with the AASHTO sight distance standards. [Sec.18-556 CofW LDC].
13. 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 of Fairview Dr on the site plan and landscaping plan. [Sec.18-529(c)(3), Sec.18-812 CofW LDC]

**TECHNICAL STANDARDS – PARKING:**

14. Dimension the length of the on-street parking space. The standard length of an on-street parking space is twenty-three feet (23 ft.), measured parallel with the edge of roadway. Please revise or a variance may be required. [Chapter VII Table 6 of CofWTSSM]
15. Site plan shows a potential parallel parking space opposite to the handicap spaces abutting the club house. But these spaces are not pavement marked. Please clarify the purpose and install an appropriate signage/pavement markings.
16. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
17. The backing stub/s is to be 10' deep by 15' wide. Please dimension. [Chapter VII ,Detail SD 15-12 CofWTSSM]
18. 4" is the typical height of wheel stops provided within the parking facility. Please revise the wheel stop details on sheet C-6 accordingly. [Page 7-20 of CofWTSSM]

19. Provide the auto turn analysis for the trash truck.

TECHNICAL STANDARDS – Barrier Free Design:

20. SD 15-19 in not applicable any more. It will be removed from Standard Details Files on city website. Show the typical handicap sign detail on the plan as per ADA and City standards.

[Sheets A1 of 5 and A2 of 5, CofW Sign Specification]

<https://www.wilmingtonnc.gov/home/showdocument?id=3940>

21. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not 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 3-07 & SD 15-13 CofWTSSM] [Page 7-20 of CofWTSSM]. Or Provide wheel stops for these parking spaces to allow for car overhang.

22. Show the graphics for the detectable warning domes for the ramps connecting accessible aisles.

STREET LIGHTING [City of Wilmington Street Lighting Policy]:

1. The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
2. A layout for the Standard street lighting has been provided with the review. Minimum of six Standard street lights are required for Fairview Dr. Two Standard street lights are required for the Orchard Dr (as per submitted plans) proposed development section if it is proposed to be a public or private ROW.
3. Although, developers may choose to provide any extra lights or ornamental. Any installations above the criteria of Standard street lighting, will be considered as non-standard and has to conform to the City's non-standard street lighting procedure as per the policy.
4. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
5. The Planning, Development and Transportation Director or designee and the City Landscape Designer will coordinate plaza plantings and streetlight locations to minimize the obstruction of light by vegetation.
6. All the street light shall be installed within the public or private ROW as applicable.
7. Developer may opt to utilize the existing street light stubs (if the stubs are spaced in accordance with the street light policy) within the plaza to the north of the Fairview Dr east of Groppo Cove.

NOTE TO BE AMENDED:

- ❖ City of Wilmington note 16) to be replaced as per below;
'Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.'

MISCELLANEOUS:

- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.

