



Development Services
 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: 01.31.13

TO: Jeff Malpass, P.E.; Malpass Engineering
 ProTrack

FROM: Tara S. Murphy, ASLA/RLA/LEED AP
 Transportation Planning

Dave Brent
 Traffic Engineering

■ **BONHAM APARTMENTS [Revised Plan with 1.31 additional acres, increased parking and dwelling units]**

↻ 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:

- ❖ Per the Institute of Transportation Engineers (ite) Trip Generation 8th Edition, 2008, Microtrans trip Generation Software; the estimated Trip Generation for the proposed **24 unit apartment complex** (ite land use code220) is 24 total driveway volume in the AM peak hours, 41 total driveway volume in the PM peak hours and 378 average weekday 2-way driveway volume.
- ❖ A Traffic Impact Analysis (TIA) will not be required for this development if the above information is consistent with the proposed use. Contact Transportation Planning prior to resubmitting plans if the intended use of the site is different than what is outlined above.

TECHNICAL STANDARDS:

1. With 6" high curb and gutter, there are 48 small vehicle parking spaces shown on the plans. Minimum parking space size is 8.5' x 18'. The 18' can include overhang area that does not exceed 4" in height. Please address.
2. The parking lot landscaping island 25' radius is drawn incorrectly. The 25' radius should extend to the edge of the travel way, not to the middle of the drive aisle.
3. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the edge of pavement, property line & points at 26' and 52' behind the property line. [Chapter VII, C(1)(a)(2)12 CofWTSSM]
4. Please note that it is the Applicants responsibility to be compliant with all applicable ADA requirements.

5. Provide an easement where the public sidewalk is proposed to be located on private property. Please work with the City Attorney's office directly and keep me in the loop of communication.
6. Provide sidewalk detail SD 8-15 on the plan.
7. A 10' buffer is required between parking lots and adjacent "residentially zoned" property. (18-482)
8. 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]
9. Dimension accessible parking stalls. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
10. Small vehicle parking spaces must be signed alerting drivers to the limited size – one at each end space and two equally spaced in the middle for the 17 spaces along the entry drive, one at each of the two spaces internal to the site. [[Detail SD 15-13 CofW Tech Stds](#)]
11. Please ensure the 2.5' car overhang area is not planted with shrubs. Not that this area cannot not be used toward landscape requirements.
12. A small portion (perhaps 4 parking spaces and associated drive aisle) of the proposed development does not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. Please confirm. A variance may be requested if this is indeed the case. Your parking area has good circulation as proposed.
13. 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 15-13 CofWTSSM](#)]
14. Please show location of handicap ramp(s) and provide ramp and sign details on the plan.
15. Please place the City of Wilmington approval stamps to the bottom right of the plan sheets.

REVISIONS TO NOTES ON THE PLAN:

16. Please revise notes #7 and 9 on sheet 6 to reflect the following verbiage:
 - #7: 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.
 - #9: Remove reference to Tom Platt.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All parking stall markings and lane arrows within the parking areas shall be white.
- B. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.

MISCELLANEOUS:

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