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DATE: 02.14.2014
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **TEMPLE OF ISRAEL SCHOOL/SOCIAL CENTER [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.



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 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.
- Identify the location of any Fire Hydrants and the FDC on the plan.

TRAFFIC IMPACT:

- ❖ Please provide the number of anticipated Students and classrooms for the proposed School. If the estimated Trip Generation for the proposed 7697 Sq.Ft. School is known please provide the data to Amy Kimes, PE, (910)473-5130 or amy.kimes@wilmingtonnc.gov.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. Show a cross-section detail showing the existing Meadow Street, including curb type, pavement and base layer depth, etc, per SD 3-01. [[Detail SD 3-01 CofW Tech Stds](#)]
2. The driveway curb return must be at least 26’ from intersecting property lines at the street corner as measured in accordance with CofW Standard Detail 8-07. The site plan, SD-2,

incorrectly measures this distance from the centerline of the driveway, instead of the curb return. [\[Chapter VII, C, Table 5 Note #6. CofWTSSM\]](#)

3. The proposed Meadow Street ROW does not have adequate width of pavement for two-way traffic. Requests for One-way Streets must be approved by City Council Ordinance of the City of Wilmington.

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

4. Show driveways for adjacent lots and lots across Meadow Street.
5. Revise the proposed driveway to City-standard ramp-type driveways. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
6. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
7. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
8. Driveways are to intersect the street at a 90 degree angle. [\[Chapter VII, 7-11 #3 CofW Tech Stds\]](#)
9. Provide a public sidewalk along the Meadow Street frontage per UMX 7 (a) [\[Sec. 18-204\(c\) \(7\) a \(3\) CofW LDC\]](#). The minimum width of a public sidewalk shall be 5'.
10. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
11. Provide sidewalk detail SD 8-15 on the plan.
12. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
13. Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)

TECHNICAL STANDARDS – PARKING:

14. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [\[Sec.18-526 CofW LDC\]](#) The proposed parking spaces would require a vehicle to back into Meadow Street to exit the parking spaces.
15. The proposed angled parking does not appear to meet technical specifications. Revise the proposed angled parking per table 6, Tech. Stds. [\[Chapter VII, 7-19, Table 6 CofW Tech Stds\]](#)
16. Revise the parking space locations away from the property line. The current location does not allow maneuvering of vehicles within the property lines. [\[Sec. 18-529\(c\)\(1\) CofW LDC\]](#)
17. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
18. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
19. Protection from vehicles is required around all required landscaped areas within vehicular areas.
20. Provide bicycle parking in accordance with Section 18-204 (Urban Mixed Use) of the City of Wilm. Land Development Code. Add the number required and proposed to the site development data and show the bike parking locations on site plans. [\[Sec.18-528 CofW LDC\]](#)
21. The proposed parking spaces must allow adequate clearance for door openings in the parking spaces. Re-position the proposed Crape Myrtles in the landscape plan to allow this clearance.
22. The proposed site trees on the landscape plan, Zelkova Trees, appear to be within the sight distance triangles for the proposed driveway. Revise the location of the trees.
23. Provide landscape islands and/or shading from 3' to 5' by hedges or other landscaping for the parking spaces shown on the site plan.

TECHNICAL STANDARDS – Barrier Free Design:

24. Please show location of handicap ramp(s) and signs and provide details on the plan.
25. 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:

26. Please revise notes #6, #9 and # 10 on sheet SD-4 to reflect the following verbiage:

- #6: All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**
- #9: 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.
- #10: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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](#)]

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.

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.