



DATE: 2.14.2017
TO: ProTrak
FROM: Bill McDow
Transportation Planning

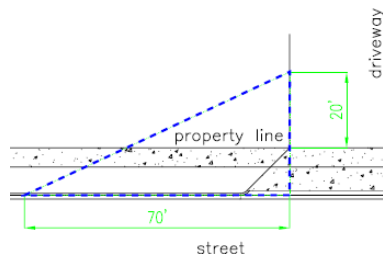
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■ **SHINNWOOD COTTAGES [TRC Plan Review]**

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.

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

1. Show driveways for adjacent lots and lots across the street.
2. This site will be closing existing driveways on the Greenville Loop Road frontage. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
3. It is unclear whether the driveway will safely accommodate use by Fire, Rescue and Trash Trucks using this size apron. Install 13' driveway Flares. A wider driveway may be required.
4. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 3-03 \(curb\) CofWTSSM\]](#)
5. 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\]](#)
6. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
7. Show and apply the City's 20'x70' sight distance triangle at each driveway 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'. [\[Sec.18-566 CofW LDC\]](#)



8. Provide a sidewalk connection/ ADA Accessible path between the apartments and the dumpster.
9. Ensure the proposed 12"X6' T.S & V do not obstruct Clear Sight Distance from 30" to 10'.
10. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\) \(2\) CofW LDC\]](#).

TECHNICAL STANDARDS – PARKING:

11. The typical parking space width appears to be missing from the parking stalls.

12. Provide radius dimensions for the landscape islands and drive aisles for parking lot. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
13. 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. [[Chap. VII, SD 15-13 CofWTSSM](#)]
14. The site does not show handicap parking spaces and the required access aisles adjacent to the handicap parking. Please insert the parking spaces and access aisles.
15. The site plan does not show the location of proposed hydrants for this site. Hydrants must be within 8' of the curb and allow for a minimum 3' circumference of clear space around the hydrant from parked vehicles and landscaping that could obscure the top of the hydrant. Show any regulatory signs proposed for this site, such as Stop Signs, etc.

TECHNICAL STANDARDS – Barrier Free Design:

16. Ensure the 5' sidewalk as proposed where adjacent to 90 degree parking spaces meets 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](#)]
17. Please show location of handicap ramp(s) and signs and provide details on the plan.
18. 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](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [[Detail SD-13 CofW Tech Stds](#)]
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [[Detail SD 15-13 CofW Tech Stds](#)]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.
- E. 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.
- F. 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.
- G. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- H. 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](#)]
- I. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

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