

**Planning, Development  
and Transportation**

Transportation Planning  
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28402-1810

**DATE:** 03.08.2018

**TO:** ProTrak

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**FROM:** Bill McDow  
Transportation Planning

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■ **AMBERLEIGH SHORES PHASE 2 [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 Existing Conditions sheets and site plan sheets to show Market Street Lane configurations and Median configurations.

\*Coordinate with Traffic Engineering the removal and storage of any Traffic Equipment, or Signs during the demolition, construction, and opening of this development.

**NCDOT:**

- The site plans show the intersection of Market Street/ Alexander Road and the Site Driveway as a full access intersection. Show the Market Street Lane configurations and median along the frontage of this project.
- Coordinate with NCDOT a traffic control plan for the Closure of any Streets, Sidewalks, or Driveways for the duration of this project.
- Coordinate with NCDOT any detour and closure plan for the Market Street /Amberleigh Shores Multi-use Trail required for the demolition, construction or opening of this project.

**TECHNICAL STANDARDS- NEW ROADS:**

1. The plan profile pages show Road A, Road B and Road C, however, the site plan does not show any streets.
2. Please provide street names for Road A, Road B and Road C on all plan sheets.
3. The plans for the Force Main construction show areas with new asphalt street sections. Please clarify if these sections are new street/ driveway connections or utility resurfacing areas.

4. Install a Wheel Chair Ramp/Handicap Accessible connection to the Multi-Use Path at the intersection of Market Street and the Phase 2 driveway, per NCDOT and/or City Standards.
5. Provide a detail for the Right Turn lane and the Right In, Right Out Driveway on Market Street.

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

6. Provide a sidewalk connection from the Market Street Multi-Use Trail to the site and internal sidewalk.
7. Provide sidewalk connections from Phase 1 to Phase 2 sidewalk network.
8. Provide sidewalk connections from Buildings #6 and #7 to the remainder of Phase 2 buildings.
9. The site has proposed 8 speed bumps installed across the drive aisles for this project. The speed bumps must be approved by City Fire prior to installation. Provide a detail for the speed bumps.
10. The proposed sidewalk detail does not appear to match city technical standards. Please revise.
11. The proposed entrance gate appears to have reduced travel lanes. Please provide dimensions for the travel lanes for the entrance gates.
12. The garage located to the south of building 3 does not have sidewalk shown.
13. Show Crosswalk locations for site driveways and intersections.
14. Show signs (regulatory, and site specific signs) and pavement markings on the site driveways.
15. Provide standard street corner radius with the existing streets. R35' is the minimum.

**TECHNICAL STANDARDS – PARKING:**

16. 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\]](#)
17. Show the proposed dumpster and / or recycling facilities.
18. Provide bicycle parking adjacent to the proposed playground and pool facilities.
19. Provide bicycle parking, in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#) Show the location and detail for the bicycle racks.
20. The proposed site plans appear to show parking areas adjacent to buildings #1-#5 that are not striped or dimensioned. Please revise.
21. The landscape sheet# L8-18 appears to be missing.
22. Provide Stop Signs and Stop Bars on the landscape plans.
23. L8-12 appears to show a 7 car garage that is missing from the site plan.

**TECHNICAL STANDARDS – Barrier Free Design:**

24. Please show ADA Access to the garages.

**REVISIONS TO NOTES ON THE PLAN:**

25. Please change "Karen Dixon" to Traffic Engineering in General Note # 16.
26. Please change General Note # 11 to "All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**"

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. 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.