



**Planning, Development  
and Transportation**  
 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:** 03.28.2018  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

**■ ARBORETUM VILLAGE [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:**

- The site plans do not provide an existing conditions sheet, tree removal sheet, utility sheet and site layout sheet and Stormwater management sheet.
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. The lane configuration on Military Cutoff Road, the new Military Cutoff Road Extension ROW, lane changes, sidewalk/ multi-use path, and utility changes must be shown also.

**NCDOT:**

- ❖ The project is located within the Military Cutoff Road Extension Project, which is a NCDOT TIP project. Please show the location of the proposed ROW, project improvements, travel lane changes, and other site plans from the Military Cutoff Road project on the existing conditions and Site plan for this project.
- ❖ If a copy of the Military Cutoff Road Extension project drawings have not been submitted to the applicant, please contact NCDOT at 910. 251.2655 to request a copy of these drawings. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

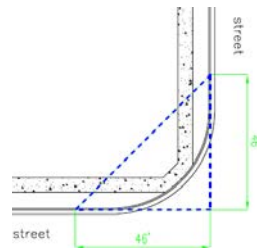
1. Show a cross-section detail showing the curbing pavement thickness and base materials for the proposed street.
2. Show centerline geometry of new streets/ drive aisle.
3. Install wheelchair ramp at corner of the proposed crosswalks and corners, per NCDOT and/or City standards. Connect sidewalk with ramp.
4. The minimum horizontal centerline radius is 100' for local roads streets.
5. The minimum tangent length between reverse curves is 100'.
6. Any multi-family development of more than 50 units must be served by a public street.
7. The minimum street corner radii is 35'. Please label. [\[7-5 CofW Tech Stds\]](#)
8. All on street parking shall be at least 15' from fire hydrants.

**TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):**

9. When the lot has sufficient frontage, driveways for corner lots along major thoroughfares must have corner clearance of 230' as measured along the curb line.
10. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line.

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

11. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
12. 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\]](#)
13. The site appears to be using one-way drive aisles and angled parking. The minimum drive aisle behind 60 degree one-way drives is 14' width. [\[Chapter VII, Table 6, pg.7-19 CofW Tech Stds\]](#)
14. The proposed angled parking is not labeled. Please label the parking dimensions and provide the angle used, (45 degree, 55 degree or 60 degree parking). Angled parking is required to meet requirements for parking stall dimensions. [\[Chapter VII, Table 6, pg.7-19 CofW Tech Stds\]](#)
15. Driveways are to intersect the street at a 90 degree angle. [\[7-11 #3 CofW Tech Stds\]](#)
16. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
17. Show and apply the City's 46'x46' sight distance triangle at each street corner intersection 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'. [\[Sec.18-566 CofW LDC\]](#)

**TECHNICAL STANDARDS – PARKING:**

18. The project appears to be using compact parking spaces. The minimum small vehicle parking space size is 8' in width by 16' in length. Small vehicle parking spaces must not exceed 25% of the required parking and must be signed alerting drivers to the limited size. [\[Detail SD 15-13 CofW Tech Stds\]](#)
19. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.
20. The parking spaces adjacent to the western dumpster location does not have a backing stub. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII, Detail SD 15-12 CofWTSSM\]](#)
21. Provide a turning movement analysis of a fire engine around each building and a trash truck at the dumpster locations.
22. 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. [\[Sec.18-528 CofW LDC\]](#)

**TECHNICAL STANDARDS – Barrier Free Design:**

23. 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. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
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\]](#)

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- B. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- C. A sign shall be placed at the northern boundary of the property indicating that a future connection will be opened when the property to the north develops. Please note this on the site plan.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.