



**Planning, Development
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DATE: 03.28.2018
TO: ProTrak
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Traffic Engineering

■ **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 is within 500' of a signalized intersection and within 250' of a non-signalized intersections. 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 for the intersection Military Cutoff Rd/ Covil Farm Rd and intersection Military Cutoff Rd/ Paradise Way on the site 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.

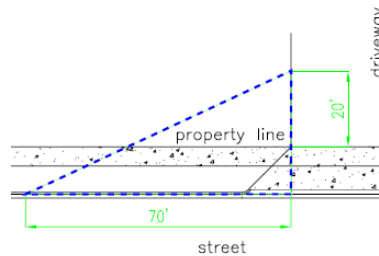
NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

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

1. Show driveways for adjacent lots and lots across the street.
2. Driveways shall be City-standard ramp-type driveways. Show City standard detail(s) on plan. [\[SD 3-03.3 & 3-03.4 \(Vertical curb\) CofWTSSM\]](#). Where no curb exists in the vicinity, a flat slab type or a street type entrance may be allowed or required by the City Engineer. [\[page 7-9 CofWTSSM\]](#)
3. Please show the existing STOP sign at the southern corner of the existing driveway and show the location for the proposed driveway. Also show the Stop bar accordingly [\[MUTCD\]](#).
4. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
5. Provide dimension for a connector to the property adjacent to the northern boundary.

6. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
7. The maximum two-lane driveway width is 30'. [7-9 CofW Tech Stds]
8. A pavement marking plan is required for all driveways greater than 30' in width. [page 7-9 CofWTSSM]
9. Show wheelchair ramp at the end of all the sidewalks per NCDOT and/or City standards. Connect sidewalk with ramp. Show detail SD 3-07 on the plan.
10. Provide sidewalk detail SD 3-10 on the plan.
11. Provide curbing detail SD 3-11 on the plan.
12. Show and apply the City's 20'x70' sight distance triangle at 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.18-556 CofW LDC]



TECHNICAL STANDARDS – PARKING:

13. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
14. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
15. Please provide an additional dimensions for the angled and parallel parking.
16. 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]
17. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
18. 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]
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]
20. Please show all the traffic control devices applicable for the driveway and drive aisles.
21. Please dimension the dumpster pad.
22. Label the areas for the landscape islands within the parking facility [SD 15-14].
23. The landscape island at few locations does not meet the standard requirement. Please revise to show an island protecting the full length of parking space. [SD 15-14 CofWTSSM]

TECHNICAL STANDARDS – Barrier Free Design:

24. Show the typical handicap sign detail on the plan as per ADA and City standards. [Sheets A1 of 5 and A2 of 5, CofW Sign Specification] <https://www.wilmingtonnc.gov/home/showdocument?id=3940>
25. Show the entrances for the building and ADA accessible path to the building. If the sidewalk does not meet ADA requirements for slope and cross slope, an ADA accessible ramp may be required.

26. There are few buildings that does not have accessible parking provided. The minimum number of accessible parking spaces must be determined separately for each parking facility [[ADA Regulations](#)].
27. Where a van space and regular accessible space share an aisle, it is advisable to have the access aisle serve the van space on the passenger side since backing into spaces can be more difficult with vans especially into angled parking. Please consider revising. [[ADA Standards](#)].
28. 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 11-03 and SD 15-13 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. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- H. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [[Sec.18-378 \(e\) CofW LDC](#)]

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Bicycle parking:

Each new multifamily, commercial, or office development or major redevelopment requiring twenty-five (25) or more automobile parking spaces shall make provisions for parking a minimum of five (5) bicycles. Each additional one hundred (100) automobile parking spaces above the twenty-five (25) minimum shall require provisions for parking an additional five (5) bicycles up to a bicycle parking system that can accommodate a maximum of twenty (20) bicycles. Bicycle parking facilities shall be provided within two hundred (200) feet of the primary entrance to the facility. In the event of multiple entrances, bicycle-parking facilities shall be dispersed for easy access to the multiple entrances. [[Sec.18-528\(f\) CofW LDC](#)]

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.