



**Planning, Development
and Transportation**

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DATE: 04.10.2019

TO: ProTrak

FROM: Mitesh Baxi
Traffic Engineering

■ **WHITEBROOK FARMS [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:

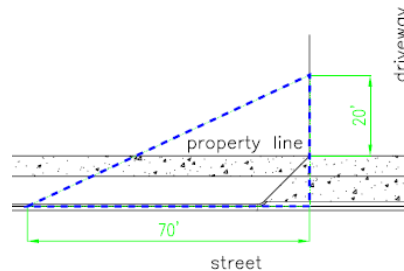
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link 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.
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- All private streets shall be designed and constructed to meet or exceed the public street standards as specified by the [city's] Technical Standards and Specifications Manual. [Sec.18-378 (d) CofW LDC]

TECHNICAL STANDARDS – NEW ROADS:

1. The non-standard street section is subject to variance.
2. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
3. 'No outlet' sign shall be installed at the proposed street access.
4. Stop sign shall be installed in alignment or in advance of stop bar. Please revise at the intersection of proposed private Street and Vision Dr.
5. A turnaround area shown at the end of proposed St must be kept clear (no parking) all the time for an emergency vehicle maneuvering. An appropriate signage or pavement markings will be required.
[MUTCD]
6. Please replace the standard detail for residential street tree standards SD 15-17 with the updated Feb 28, 2019.
<https://www.wilmingtonnc.gov/home/showdocument?id=10144>

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

7. The alignment of the proposed and existing sidewalk(s) is in conflict with the proposed ADA ramp at the north of private street and Vision Dr intersection. ADA ramps must be installed in accordance with ADA/City standards. Ensure that a minimum top landing area at the corner is provided.
8. Please dimension the existing sidewalk off Vision Dr.
9. Show and apply the City's 20'x70' sight distance triangle at each driveway as per below image on the site plan and landscaping plan. [\[Sec.18-529\(c\) \(3\) CofW LDC\]](#) [\[Sec. 18-812 CofW LDC\]](#).



TECHNICAL STANDARDS – PARKING:

10. Dimension parking stalls. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
11. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
12. The pavement marking for one of the parking space is missing. Show the pavement marking for all the parking spaces as per City standards. [\[Chapter VII, E \(3\) of CofWTSSM\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

13. 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>
14. Please show location of accessible parking signs and provide details on the plan.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 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.