



Planning, Development and Transportation

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DATE: 04.10.2019
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■ **WRIGHTSVILLE LANDING [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]
- Show the street light in the vicinity of the intersection of Wrightsville Ave and Wahoo Way.

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 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

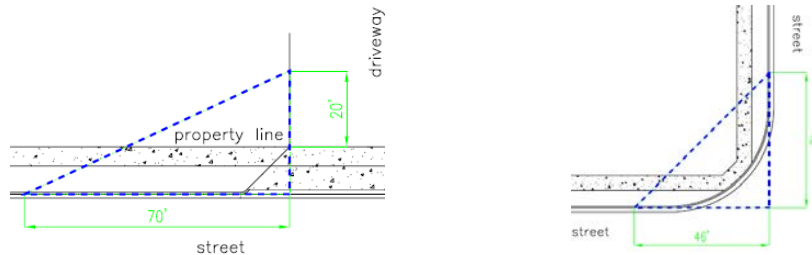
TECHNICAL STANDARDS – NEW ROADS:

1. The intersections of proposed Wahoo Way private ROW and Shell Road Village Dr are closer than the 400’ minimum distance per the City’s technical standards. [Page 7-5 Table 2 of CofW Tech Stds]. Subject to variance.
2. Install wheelchair ramp at corner of Wrightsville Ave and Wahoo Way per NCDOT and/or City standards. Connect sidewalk with ramp.
3. The minimum tangent length between reverse curves is 100’. Please verify and revise if required or a variance will be required. [Page 7-5 Table 2 of CofW Tech Stds]

4. The minimum street corner radii is 35'. [7-5 CofW Tech Stds]
5. Show the continuity of the sidewalk in front of blocks 3 to 8.
6. Revise to show the standard parallel crosswalk pavement markings as per City technical standards.

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

7. Proposed driveway shall be City-standard ramp-type. Show appropriate City standard detail(s) on plan.
8. Dimension driveway widths and tapers. [Sec.18-530 CofW LDC]
9. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
10. Show and apply the City's 20'x70' sight distance triangle at each driveway and 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] [Sec. 18-812 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]



SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES

Wrightsville Ave is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. The required triangular sight distance for any street intersections with said thoroughfares shall be provided in compliance with the AASHTO sight distance standards. [Sec.18-556 CofW LDC]

TECHNICAL STANDARDS – PARKING:

11. Provide the dimension for parking stalls proposed in front/rear of block 1. [Sec. 18-529(b)(2) CofW LDC]
12. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
13. The backing stub is to be 10' deep by 15' wide. Applicable for the parking spaces provided between block 8 and 9. [Chapter VII ,Detail SD 15-12 CofWTSSM]
14. 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] Subject to variance.

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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.

MISCELLANEOUS:

- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.