



**Planning, Development
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DATE: 04.11.2018
TO: ProTrak
FROM: Mitesh Baxi
 Traffic Engineering

■ **JORDAN LANE DUPLEXES [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.

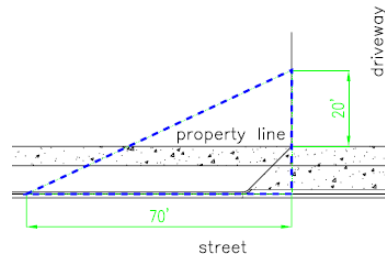
TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. Provide sidewalk detail SD 3-10 on the plan.
2. Provide curbing detail SD 3-11 on the plan.

TECHNICAL STANDARDS – PARKING:

3. Dimension parking stalls and radii. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
4. The minimum standard vehicle parking space size is 8.5’ in width by 18’ in length.
5. Please dimension the backing stub.
6. Restricted or prohibited parking sign must be installed as per MUTCD, at the end of the proposed backing stub to allow access to emergency vehicles.
7. 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](#)]
8. Jordan lane continues further to the north from the intersection of proposed turnaround. So the sight distance clearance requirements for turnaround will be considered same as driveway. Show and apply the City’s 20’x70’ sight distance triangle at each corner of turnaround on the site 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 – Barrier Free Design:

9. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
10. If this site has only one Accessible parking space requirement, the accessible space must be van-accessible. It is acceptable to have the van space at 9’ wide with an 8’ wide accessible aisle or 11’ wide parking space with 5’ wide accessible aisle. [ADA Standards]
11. 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 3-07 & SD 15-13 CofWTSSM]. Please revise or provide wheel stops for the parking spaces.
12. Please show location of handicap ramp(s) and signs and provide details on the plan.
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>

GENERAL NOTES TO ADD TO THE PLAN:

- A. All parking stall markings and lane arrows within the parking areas shall be white.
- B. 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.
- C. 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.

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.