



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

DATE: 04.17.2018
TO: ProTrak
FROM: Bill McDow
Transportation Planning

910 341-3258
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

■ **SUMMERLIN PLACE [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 proposed project appears to be missing plan sheets/ details for Existing Conditions, Utilities, Grading and Demolition, and details sheets.

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 – NEW ROADS:

1. The proposed Project fails to connect to the adjacent street network, i.e. Ridgewood Heights Drive to the west of this property, and shown as a recombined parcel. Connect the road to the existing street network.
2. The proposed driveway and cul-de-sac combination exceed 500'. Please provide a standard street connection to these units. [[Chapter VII, Sec. B \(2\) CofWTSSM](#)]
3. Projects with 1-15 units may use a 40' ROW, while projects with greater than 15 units use 50' ROWs. Please show the project with the 50' ROW. [[7-4 CofW Tech Stds](#)]
4. The unmarked and unnamed subdivision street does not appear to be public. A subdivision statement may be required for any units sold that are on the non-public portion of this project.
5. Show centerline geometry of new streets.
6. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
7. The minimum street corner radii is 35'. Please dimension. [[7-5 CofW Tech Stds](#)]

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

8. The proposed street/ driveway location may need to be relocated. 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):

9. Provide a dimensions from the edge of pavement for the proposed sidewalk location.
10. Units #8 to Unit # 12 and one side of the new Street, (Summerlin Place) and unnamed access road appear to be missing required sidewalk. Please install this sidewalk.
11. Show any pedestrian access or paths to the open space and common areas for the development.

TECHNICAL STANDARDS – PARKING:

12. Please provide No Parking signs for the proposed ROW on Summerlin Drive and the unnamed and unmarked driveway.
13. 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\]](#)
14. Provide a turning movement analysis of a Fire Engine and Trash Truck vehicle at Unit #8 to Unit #12 locations.

TECHNICAL STANDARDS – Barrier Free Design:

15. Please show location of handicap ramp(s) and signs and provide details on the plan.
16. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

GENERAL NOTES TO ADD TO THE PLAN:

- A. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. 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.
- C. 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.
- D. 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:

- ❖ 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.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.