



Planning, Development and Transportation

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DATE: 04.18.2018
TO: ProTrak
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Traffic Engineering

■ **SUMMERLIN PLACE [Subdivision 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.
- Show the location for an existing street light at the southern corner intersection of the proposed street Summerlin Dr at Wrightsville Ave. Please co-ordinate with DEP to determine whether this pole needs to be relocated.

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:

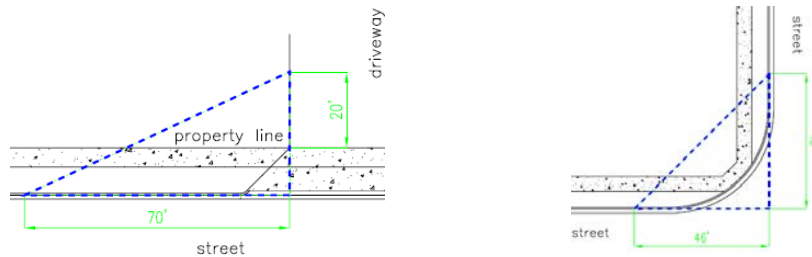
1. Install wheelchair ramp at intersection of proposed street Summerlin Dr and Wrightsville Ave as per NCDOT and/or City standards [SD 3-09 of CofWTSSM](#). Connect sidewalk with ramp.
2. The minimum street corner radii is 35'. [\[7-5 CofW Tech Stds\]](#)
3. Provide the detail of the Cul-de-sac of Summerlin Dr. Detail should include the proposed design of the type of whether it will be a driveway or a street type connection.
4. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

- The driveway curb return must be at least 6.5' from intersecting property lines. [Chapter VII, C, Table 4 CofWTSSM]. This standard will be applicable to the driveway proceeding cul-de-sac. A variance may be required.

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

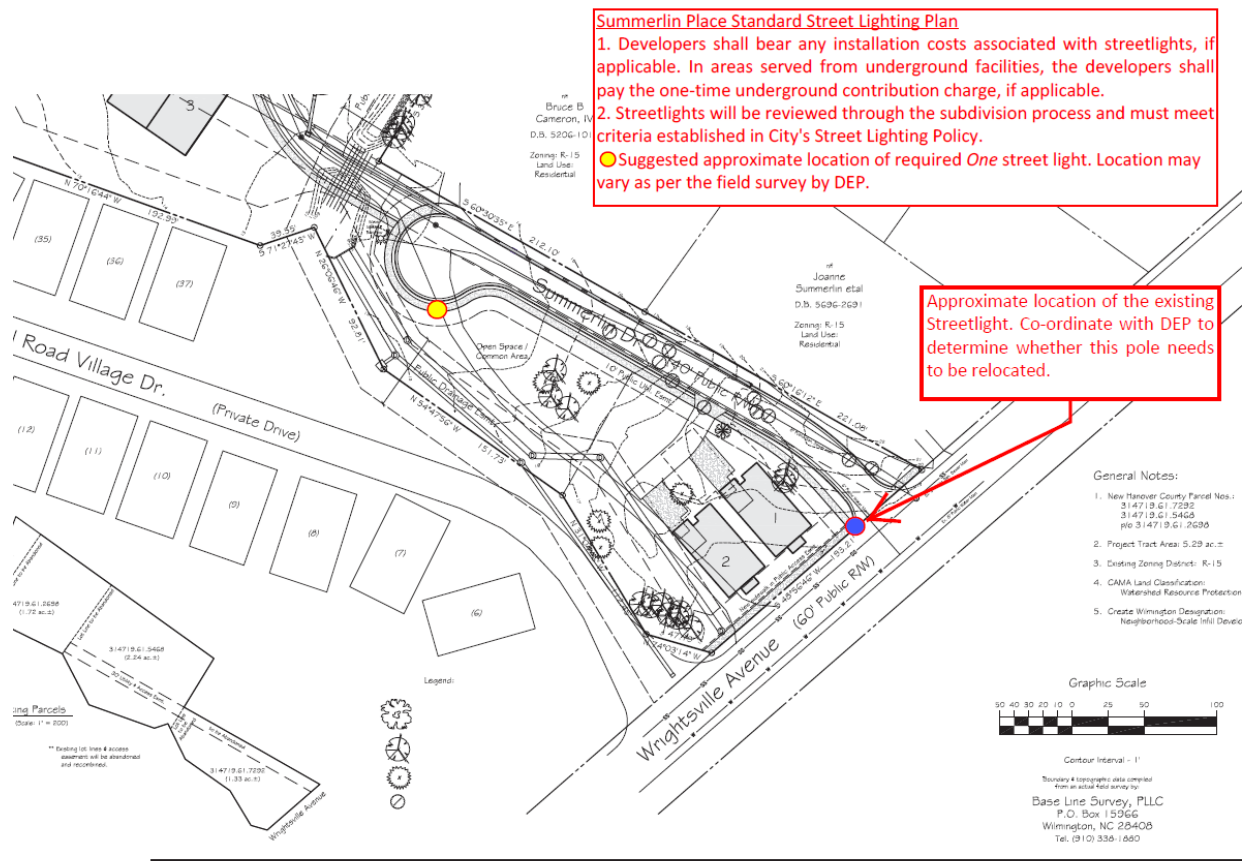
- Show driveways for adjacent lots and lots across the street.
- All the driveways accessing Summerlin Dr shall be City-standard ramp-type driveways. Show City standard detail(s) on plan. [SD 3-03.1 & 3-03.2 (Vertical curb) CofWTSSM].
- Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
- The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
- The maximum two-lane driveway width is 30'. [7-9 CofW Tech Stds]
- A pavement marking plan is required for all driveways greater than 30' in width. [page 7-9 CofWTSSM]
- 'NO OUTLET' sign is to be installed at the driveway proceeding off the end of Summerlin Dr Cul-de-sac, to warn turning traffic that the street ends [W14-2a as per MUTCD].
- Dimension the sidewalk. Provide sidewalk detail SD 3-10 on the plan.
- Provide curbing detail SD 3-11 on the plan.
- Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
- Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at Summerlin Dr corner intersection 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]



STREET LIGHTING [City of Wilmington Street Lighting Policy]:

- The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
- A layout for the Standard street lighting has been provided with the review. Considering an existing street light at the corner of proposed Summerlin Dr and Wrightsville Ave, additionally one street light will be required for proposed length of the Summerlin Dr cul-de-sac. Although, developers may choose to provide any extra lights or ornamental. Any installations above the criteria of Standard street lighting, will be considered as non-standard and has to conform to the City's non-standard street lighting procedure as per the policy.
- Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
- The Planning, Development and Transportation Director or designee and the City Landscape Designer will coordinate plaza plantings and streetlight locations to minimize the obstruction of light by vegetation.

SUMMERLIN PLACE STANDARD STREET LIGHT PLAN



Project No.: 17-24	Developer: Venture Homes Coastal Carolina, L.L.C. P.O. Box 307 Wrightsville Beach, NC 28428 Tel: 910-620-2374	Preliminary Plat for Cluster Development	Summerlin Place Property Addresses: 5715 Wrightsville Avenue
Scale: 1" = 50'	Date: 04/04/18		

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