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DATE: 04.25.2019
TO: ProTrak
FROM: Bill McDow
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■ **ARBORETUM VILLAGE [TRC Plan Review# 2]**

↻ Initial Review Note ↻

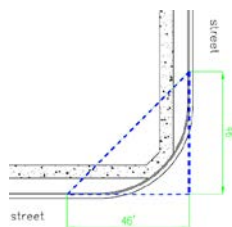
All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for 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.

TECHNICAL STANDARDS – NEW ROADS:

1. Show Street Names for new streets/ Access Easements. The GIS Coordinator (Michelle Hutchinson) provided TRC comments that the site shall have at least one private Street/Drive that will require street names.
2. Please show tactile mats for each wheelchair ramp and curb ramp, and at each sidewalk connection to proposed crosswalks and corners, per NCDOT and/or City standards. Connect sidewalk with ramp.
3. Please show the Horizontal Centerline Radius of the streets and drive aisles.

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

4. The driveway profile appears to show a 2’ minimum cover, instead of the 3’ cover required by the technical standard.
5. The site appears to be using one-way drive aisles and angled parking. The minimum drive aisle behind 60 degree one-way drives is 14’ width. Please label the drive aisle width. [Chapter VII, Table 6, pg.7-19 CofW Tech Stds]
6. The site plans appear to be missing the dimensions for the landscape islands and street corner radius along the two way and one-way streets and drive aisles. Please label.
7. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
8. Show and apply 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] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



TECHNICAL STANDARDS – PARKING:

9. The project appears to be using vehicle overhang and compact parking spaces. The minimum small vehicle parking space size is 8' in width by 16' in length. Small vehicle parking spaces must not exceed 25% of the required parking and must be signed alerting drivers to the limited size. [[Detail SD 15-13 CofW Tech Stds](#)] Please provide signage to show compact parking spaces.
10. The Club House and Pool area appears to be missing sidewalk in certain areas around the Clubhouse and Pool. Provide sidewalk and label the width of the sidewalk. A minimum 4' clear pedestrian area must be provided after the 2.5' vehicle overhang has been measured.
11. Provide a turning movement analysis of a fire engine around each building and a trash truck at the dumpster locations.
12. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code, (14- 15 bicycle spaces required, based upon 224 vehicle parking spaces) Add the number required and proposed to the site development data. Show the location of the bicycle parking spaces on the site plans. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

13. Any sidewalk as proposed where adjacent to 90 degree and 60 degree parking spaces must 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 15-13 CofWTSSM](#)]
14. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- B. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [[SD 15-14 CofW Tech Stds](#)]
- C. A sign shall be placed at the northern boundary of the property indicating that a future connection will be opened when the property to the north develops. Please note this on the site plan.

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.

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.