



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

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

**DATE:** 05.14.2019  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **MIDDLEBURG APARTMENTS COMMUNITY [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.

**TRAFFIC IMPACT:**

- ❖ Please provide information on the estimated Trip Generation for this use. If this use was not a part of the original Riverlights TIA letter, please indicate this within the response.
- ❖ Per the Institute of Transportation Engineers (ite) Trip Generation 9<sup>th</sup> Edition, 2012, Microtrans trip Generation Software; the estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY**(ite land use code xxx) is xx total driveway volume in the AM peak hours, xx total driveway volume in the PM peak hours and xx average weekday 2-way driveway volume.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Provide a street name of Road A, within this subdivision.
2. All on street parking shall be at least 15’ from fire hydrants.

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

3. Show driveways for adjacent lots and lots across the street.
4. Provide Pedestrian crossing signs and crosswalk markings for any proposed Mid-block crossings for this project.
5. Please provide a crossing (mid-block or Accessible crossing) from the Building 3 and Building 4 area to the Riverlights Lake. Currently, on street parking spaces appear to be partially blocking access from one area to the other area.
6. The landscaping plans shows many street trees and on site trees that are located within the Sight Distance Triangles for intersections of Water Craft Ferry Avenue and Old Town and Road A and Water Craft Ferry Avenue. Please revise.
7. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26’ and 52’ behind the property line.

[\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)

**TECHNICAL STANDARDS – PARKING:**

8. Provide dimensions for the garage parking spaces.
9. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable).[\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
10. 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\]](#)
11. Provide a turning movement analysis of a Fire Engine, and Trash Truck vehicle at each building, and dumpster location.
12. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data.[\[Sec.18-528 CofW LDC\]](#)

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- 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.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

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.