



Planning, Development and Transportation

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DATE: 05.15.2019
TO: ProTrak
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Traffic Engineering

■ **MIDDLEBURG APARTMENT 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.



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. <https://www.wilmingtonnc.gov/home/showdocument?id=1910>

TECHNICAL STANDARDS – NEW ROADS:

1. Please verify the width of Watercraft Ferry Ave public ROW and reconcile with the details provided with the ‘Riverlights Watercraft Ferry Extension’ project.

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

2. Minimum distance between two driveways is 20’ as measured between driveway aprons/curb returns at curb line or edge of roadway. Please verify the distance between the driveways off Watercraft Ave for side A. [\[7-11 CofW Tech Stds\]](#)

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

3. Proposed driveway shall be City-standard ramp-type. Show appropriate City standard detail(s) on plan. [\[SD 3-03.3 & 3-03.4 CofWTSSM\]](#)
4. Dimension driveway widths and tapers at the property boundary. [\[Sec.18-530 CofW LDC\]](#)
5. The minimum two-lane driveway width is 23’. [\[7-9 CofW Tech Stds\]](#)
6. The maximum two-lane driveway width is 30’. [\[7-9 CofW Tech Stds\]](#)

7. A pavement marking plan is required for all driveways greater than 30' in width. [[page 7-9 CofWTSSM](#)]
8. Dimension the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [[Sec.18-529\(c\) \(3\) CofW LDC](#)] [[Sec. 18-812 CofW LDC](#)].

TECHNICAL STANDARDS – PARKING:

9. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
10. The backing stubs are to be 10' deep. Please revise and dimension. [[Chapter VII ,Detail SD 15-12 CofWTSSM](#)]
11. The pavement marking for the crosswalks shall be in accordance with City SD 11-11/MUTCD standards. Please revise as necessary.
12. 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](#)].

TECHNICAL STANDARDS – Barrier Free Design:

13. The 6' 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](#)] [[Page 7-20 of CofWTSSM](#)]. Or wheel stops may be installed for these parking spaces.
14. Please show location of accessible ramps (if applicable) and location of parking signs.
15. Site plan shows couple of handicap spaces without accessible aisles. Show the accessible ramps (if applicable) and location of parking signs.
16. 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](#)]
17. Site plan shows multiple locations where private sidewalk connects to public sidewalk. Detectable warning domes are not required at the transition of private sidewalk to public sidewalk. And the connection shall be maintained in accordance with SD 3-10.
18. Detectable warning domes must be installed both the sides of the crosswalks and at the end of each sidewalk before entering drive aisle/pavement surface (regardless of flush surface or ramps). It provide a distinctive texture intended to alert persons to the approach to vehicular areas [City/ADA standards].

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.