



**Planning, Development
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DATE: 05.18.2018
TO: ProTrak
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Traffic Engineering

■ **SUMMERLIN PLACE [Subdivision Plan Review #3]**

BASE INFORMATION:

- The site is within 250' of a street intersections. 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 for the intersection of Wrightsville Ave and Michelle Dr 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 of the intersection of proposed private ROW with 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. All private streets shall be designed and constructed to meet or exceed the public street standards as specified by the [City's] Technical Standards and Specifications Manual. [[Sec.18-378 \(d\) CofW LDC](#)]
2. The minimum street corner radii is 35'. Please provide the dimension. [[7-5 CofW Tech Stds](#)].
3. Install wheelchair ramps at the intersection of proposed private ROW with Wrightsville Ave, as per NCDOT and/or City standards. Connect sidewalk with ramp. [[Chapter II \(E\) \(6\) of CofWTSSM](#)] [[CofW SD 3-07, SD 3-09](#)]
4. Install wheelchair ramps at the end of sidewalk at T-section in front of Unit 8 to make an accessible connection to the sidewalk in front of the Unit 10. [[Chapter II \(E\) \(6\) of CofWTSSM](#)] [[CofW SD 3-07, SD 3-09](#)]
5. The minimum horizontal centerline radius is 100' for local roads. Please label the radius.
6. The minimum tangent length between reverse curves is 100'. Please label the radius.

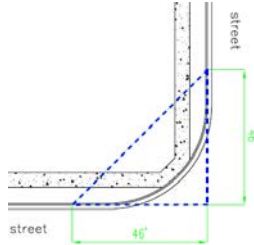
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

7. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line. A variance may be required.

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

8. Show driveways for adjacent lots and lots across the street.
9. 'NO OUTLET' sign is to be installed at the entrance of the proposed private street to warn turning traffic that the street ends [[W14-2a as per MUTCD](#)].
10. Dimension all the sidewalks.

11. Provide sidewalk detail SD 3-10 on the plan.
12. Provide curbing detail SD 3-11 on the plan.
13. Dimension the driveway accessing units 1 and 2.
14. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
15. Driveways shall be City-standard ramp-type driveways. Show City standard detail(s) on plan. [SD 3-03.1 & 3-03.2 (Vertical curb) CofWTSSM].
16. 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.18-556 CofW LDC]



GENERAL NOTES TO ADD TO THE PLAN:

- A. 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.
- 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.
- C. 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]

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.