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**DATE:** 05.20.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **SEA PINES APARTMENTS [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.
- The base information can be taken from an Aerial Photo if a survey is not available.

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) update may be required for this development. Please contact Amy Kimes at (910) 473-5130 to discuss whether a TIA update is required for this development.

**NCDOT:**

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

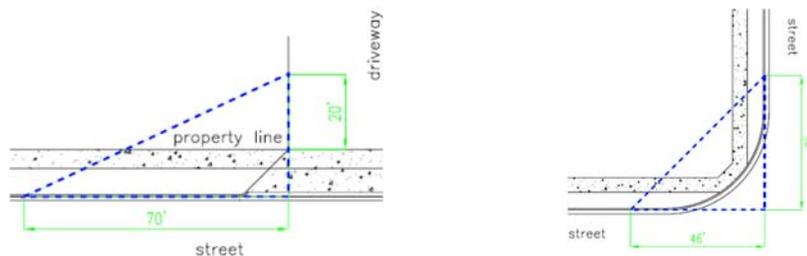
**TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):**

1. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line. The proposed Emergency access driveway does not appear to be 75' from the property line.

- When the lot has sufficient frontage, driveways for corner lots along major thoroughfares must have corner clearance of 230' as measured along the curb line.

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

- Provide a detail for the proposed Emergency Driveway on S. 17<sup>th</sup> Street.
- Provide a crossing location from the site to the Median Area near Halyburton Park
- Show driveways for adjacent lots and lots across the street.
- 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]
- Driveways are to intersect the street at a 90 degree angle. [7-11 #3 CofW Tech Stds]
- Provide a sidewalk connection between the site and the public sidewalk.
- Distinguish between proposed and existing sidewalk(s) and provide dimensions
- Provide sidewalk detail SD 8-15 on the plan.
- Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
- Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
- Show and apply the City's 20'x70' sight distance triangle at each driveway and 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:**

- Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
- The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
- 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]
- Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
- Provide additional dimensions to clearly indicate the drive aisle widths at areas where proposed improvements alter the width.
- Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.
- The backing stub is to be 10' deep by 15' wide. Please dimension. [Chapter VII ,Detail SD 15-12 CofWTSSM]
- 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]
- Show the location of the proposed bicycle parking on the site plans. [Sec.18-528 CofW LDC]

**TECHNICAL STANDARDS – Barrier Free Design:**

25. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces may 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. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
26. Please show location of handicap ramp(s) and signs and provide details on the plan.
27. 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\]](#)

**REVISIONS TO NOTES ON THE PLAN:**

28. Please revise notes #11, #15 and #16 on sheet 1 to reflect the following verbiage:
  - #11: All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**
  - #15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
  - #16: Contact Traffic Engineering at 341-7888 to discuss street lighting options.

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

- A. 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. [\[SD 15-14 CofW Tech Stds\]](#)

**MISCELLANEOUS:**

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.