



**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: 05.27.2015
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **WESTFALL PARK 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, driveways, 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.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) may be required for this development. The project proposes Residential Usage, and Commercial Usage. Please clarify the Club/Fitness usage within the estimated trip generation for this project.
- ❖ Please submit the Trip Generation according to the following format: “Per the Institute of Transportation Engineers (ite) Trip Generation 9th 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.”
- ❖ Please contact Amy Kimes, PE, at (910) 473-5130 or Amy.kimes@wilmingtonnc.gov to discuss the TIA review process and begin the scoping discussion.

TECHNICAL STANDARDS – NEW ROADS:

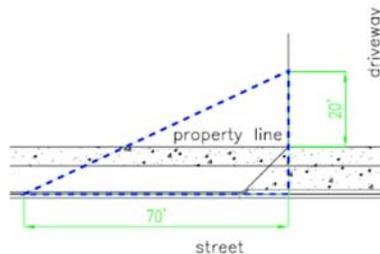
1. The proposed project does not address offsite modifications to the existing road network. Does the project connect Ashes Drive to Fresco Dr.?

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

2. The driveway curb return must be at least 6.5’ from intersecting property lines. [Chapter VII, C, Table 4 CofWTSSM]

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

3. Show driveways for adjacent lots and lots across the street.
4. 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\]](#)
5. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
6. Connect the proposed sidewalk with the existing sidewalk along Sir Tyler Drive. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
7. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
8. The proposed street trees located at the driveway entrances appear to be within the 20'X70' sight distance triangles.
9. The proposed business sign located at the driveway western entrance appear to be within the 20'X70' sight distance triangles
10. The site appears to have driveways, and not a through street. Show and apply 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\]](#) 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:**

11. The proposed 18" curb and gutter shown does not match SD 3-11 for 24" curb and gutter. Please revise the plans to match this detail. [\[Detail SD 3-11 CofW Tech Stds\]](#)
12. The site does not appear to have the minimum standard vehicle parking spaces required for 121 apartments and a commercial retail site of 1,521 SF. The required parking minimum is 220 spaces (from site data table); however, ~160 spaces are provided. [\[Sec.18-532 CofW LDC\]](#)
13. Provide additional parking for the site. On-street parking will not be sufficient to meet the needs for this project.
14. Protection from vehicles is required around all required landscaped areas within vehicular areas. Provide landscaping near the dumpsters.
15. 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. Approximately 14 parking spaces do not appear to be in compliance. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
16. Please show location of handicap ramp(s) and signs and provide details on the plan.

REVISIONS TO NOTES ON THE PLAN:

17. Please revise notes #8 on sheetSD1.00 to reflect the following verbiage:
#8: Contact Traffic Engineering at 341-7888 to discuss street lighting options.

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.