



**Planning, Development
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■ **THE MARSHES AT RIVERS EDGE [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.
- Some City of Wilmington Standard Details have changed. These detail sheets will require replacement to ensure the project is not installing elements that are not applicable.

TRAFFIC IMPACT:

- ❖ The TIA for this project and approved Driveway plan had a turn lane on River Road to service Building #15. Please show this turn lane on the site plans.

NCDOT:

River Road and Independence Blvd are now maintained by the City of Wilmington. Please coordinate construction details, traffic control plans, and construction sequencing with the City Engineering Department, Traffic Engineering Department and City Streets Department.

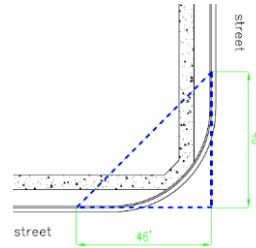
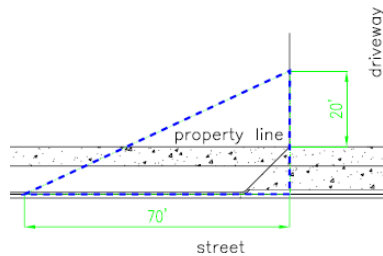
TECHNICAL STANDARDS – NEW ROADS:

1. Subdivision streets that are over 200' may have a street name. Please verify whether street names are required for the streets that service buildings #13, #14 and #15.
2. Please distinguish between existing curb and gutter and proposed curb and gutter for Longmeadow Drive, Fullford Lane, and the unnamed streets/ driveways for Buildings #13, #14 and #15.
3. The street cross section for 60' Collector Streets has changed. Please refer to SD 3-01.1 and SD 3-01.2 to see changes to these Technical Standards. . [\[Detail SD 3-01.1 and SD 3-01.2 CofW Tech Stds\]](#)

4. The street cross section for 50' Local Streets with Type "H" (Valley) curbing has changed. Please see SD 3-01.5 to see changes to the Technical Standards. [[SD 3-01.5 CofW Tech Stds](#)]
5. The street cross section for a Cul-De-Sac Street has changed. Please refer to SD 3-04, (dated 4-7-14) to see changes to these Technical Standards. [[Detail SD 3-04 CofW Tech Stds](#)]
6. Install wheelchair ramp at corner of subdivision streets where sidewalk is present, per NCDOT and/or City standards. Connect sidewalk with ramp.
7. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
8. The minimum street corner radii is 35'. [[7-5 CofW Tech Stds](#)]

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

9. Driveways shall be City-standard ramp. Please update the old detail from SD 8-05 to the current driveway detail. [[SD 3-03 \(curb\) CofWTSSM](#)]
10. Provide a sidewalk connection between the site and the public sidewalk.
11. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
12. Provide sidewalk detail SD 3-10 on the plan. [[SD 3-10 \(curb\) CofWTSSM](#)]
13. Provide updated Curbing Sections Standard details per SD 3-11 on the plan. [[SD 3-11 CofWTSSM](#)]
14. 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:

15. Dimension parking stalls, radii and parking aisles. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
16. The parking lot detail references an 18' parking space with a wheel stop and a 15' parking space with a 3' overhang. The overhang has been reduced to 2.5', therefore, increase the dimension of the parking space to 15.5' on the parking lot detail.
17. The minimum driveway radius and landscape island radius is unclear in some areas. Please show the dimensions or a note on the site plans. [[Chapter VII, Detail SD 15-13 CofWTSSM](#)]
18. Protection from vehicles is required around all required landscaped areas within vehicular areas.
19. The overhang associated with wheel stops for parking spaces perpendicular to any proposed retaining walls or curbing has changed from 3' to 2.5'. Please revised the plans as needed to reflect this change.
20. Provide a pavement marking detail for the bike lanes on Independence Blvd and the connection to River Road Bike Lanes.
21. 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](#)] Please graphically indicate on the plans the location of bike parking. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

22. The site plans show a 4' sidewalk on the proposed 50' ROW cross section. Please increase the sidewalk width to 5' sidewalk. The plaza may be reduced if necessary to achieve this sidewalk width.

23. Please ensure the proposed 5' sidewalk adjacent to 90 degree parking spaces meets ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
24. Please show location of handicap ramp(s) and signs and provide details on the plan.
25. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
26. 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:

1. Please revise General notes # 13 on Sheet 1, #1, on sheet 2, #4 on sheet 2 and #5 on sheet 7 to reflect the following verbiage:
 - #13: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
 - #1: Change "Richie Brown" to "Traffic Engineering".
 - #4: 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.
 - #5: 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.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All parking stall markings and lane arrows within the parking areas shall be white.
- B. 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.
- C. 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:

- ❖ 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.