



Planning, Development and Transportation

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DATE: 06.24.2015
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **GALLERY PARK COMMERCIAL PHASE 1 [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, including Independence Blvd and S. 17th St intersections that connect to this subdivision. 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.
- Please show infrastructure on Gallery Park Blvd, such as sidewalks, crosswalks, fire hydrants, pavement markings, signage, etc.
- Provide tree preservation and removal plans for this site, in addition to the tree inventory.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) for Phase 1 of this development is underway. Please contact Amy Kimes, PE at (910) 473-5130 to discuss the TIA review process and begin the scoping discussion.

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.

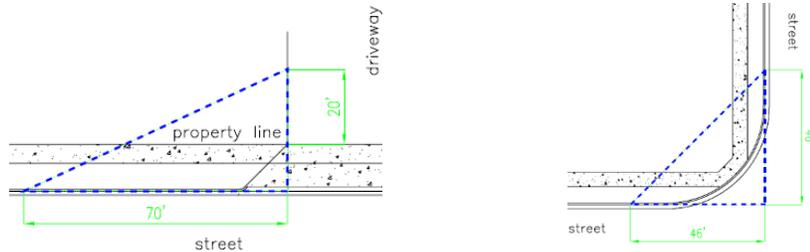
TECHNICAL STANDARDS – NEW ROADS:

1. The site plan does not designate streets from driveways. Designate and label the proposed streets and show which streets are proposed to public and private.

2. The street stubs off Gallery Park Blvd into Phase 2 and Phase 3 terminate without continuing into these phases or connecting to other streets or driveways in the subdivision.
3. The landscape circle appears to have 15' circular lanes and no truck apron. Revise the Landscape Circle to have large driving lanes and a mountable truck apron.
4. Provide pavement markings, arrows, crosswalks, stop bars and other markings for the proposed internal road network.
5. Provide Autoturns for the traffic feature to ensure WB-40, Fire Engines, and Trash Trucks can use the Landscape Circle.
6. The site has numerous intersections that are closer than the 200'/400' minimum distance per the City's technical standards. A waiver with the SRB may be required. [\[7-5 CofW Tech Stds\]](#)
7. Show a vertical profile for each of the proposed streets.
8. Show centerline geometry of new streets.
9. Install wheelchair ramp at corner of the proposed streets per NCDOT and/or City standards. Connect sidewalk with ramp.
10. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
11. The plan does not show dimensions near the angled on street parking areas. Please label these areas.
12. The minimum street corner radii is 35'. [\[7-5 CofW Tech Stds\]](#)
13. All on street parking shall be at least 15' from fire hydrants.
14. The entrances into Phase 2 do not have a standard driveway. If the entrances are to have 2 way traffic show them as full access driveways if there is no median and right in right out driveways if a median is present.
15. The proposed road network for the site does not allow smooth access from one phase of development to another phase of development. Also two of the access points off Gallery Park Blvd and one off the Unnamed Access from Independence Blvd are shown as stubs.
16. The Cinema shown on the site is greater than 40,000 SF, therefore, it revise the design to comply with Section 18-282 of the LDC, such as required benches, landscape hedges, wider sidewalk, and sidewalk along all public accesses, etc. [\[Sec. 18-282\(b\)\(2\) CofW LDC\]](#)

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

17. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
18. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)
19. Driveways are to intersect the street at a 90 degree angle. [\[7-11 #3 CofW Tech Stds\]](#)
20. Provide a sidewalk connections between the proposed buildings, green space areas, and Cinema shown on the site and the public sidewalk along the new streets and Gallery Park Blvd. Sidewalks appear to be missing on certain sides of the buildings, Gallery Park Blvd, and within the parking lots. Internal sidewalks are necessary within the parking lots.
21. Distinguish between proposed and existing sidewalk(s) and provide dimensions
22. Provide sidewalk detail SD 8-15 on the plan.
23. Please provide a hard surface access to the proposed Park Node and Greenspace. This access can be turf or another all-weather surface.
24. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
25. Show any traffic signal facilities and equipment in front of the development that within 500' of the site. Contact Traffic Engineering at 341-7888 for help in identifying these.
26. 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:

27. The site does not appear to provide parking for Buildings #4 thru 8, shown in Phase 1. How will the site prove parking for these buildings? Will a parking garage be built? The proposed buildings have over 42,000 SF, therefore, a minimum of 106 additional parking spaces will be needed for this phase 1 project.
28. Please show proposed hydrants and FDC locations on the proposed buildings.
29. Dimension parking stalls, radii and parking aisles behind the angled parking. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
30. 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. [[Chapter VII, Detail SD 15-13 CofWTSSM](#)]
31. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
32. The proposed Drop off/pick up areas may use an internal loop, however, the main aisle in front of the Cinema should be two way and at least 20' in width. [[Sec.18-553 CofW LDC](#)]
33. 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](#)]
34. Provide a turning movement analysis of a WB-40 and Trash Truck vehicle at rear loading dock and dumpster locations for the Cinema.
35. Provide dumpster locations for buildings # 2-#8 for the proposed phase 1 development. Dumpster locations must be accessible by truck, unless roll away carts are used. If Carts are used, please show the location of the carts storage pads.
36. 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 and graphically show them on the site plan. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

37. The site does not provide ADA parking at the closest distance to the buildings. The ADA parking for the Cinema appears to be over 200' from the Parking area to the primary entrance for the Cinema.
38. Please show location of handicap ramp(s) and signs and provide details on the plan.
39. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the buildings. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- 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. 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:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.