



**Planning, Development
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DATE: 06.26.2017
TO: ProTrak
FROM: Bill McDow
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■ **PINE VALLE LIBRARY [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.



TRAFFIC IMPACT:

- ❖ The proposed 20,000 SF Library has been compared to existing patron data for the 6427 SF Myrtle Grove Public Library.
- ❖ The Traffic Impact for this site is being evaluated based upon local data from the existing library and other data. If further Traffic Impact Analysis is required for this development, (based upon estimated trip generation numbers that may exceed 100 trips in the AM or PM Peak Hour Period, a full TIA may be started.

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.

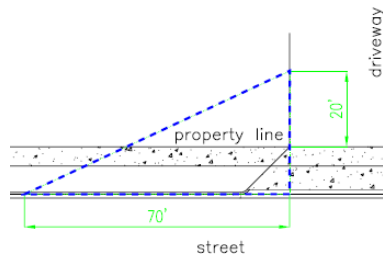
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must at least 75’ offset from property lines to the curb line. As this driveway has been located as far south as possible, a variance may not be required for the site if other conditions support this location.

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

2. Show the driveway connection, wheel chair ramps and signage/ pavement markings at S. College Road.
3. Provide a sidewalk connection between the site and the Fulton Station sidewalks.
4. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
5. Provide sidewalk detail SD 3-10 on the plan.

6. The site has proposed a 3' wide section of sidewalk. Please increase to a minimum 5' width to meet CofW Technical Standards for Sidewalk construction. [\[Detail SD 3-10 CofWTSSM\]](#)
7. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
8. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
9. 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:

10. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
11. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
12. The proposed curb sections do not match the minimum standards for base materials and construction per SD 3-11. Base materials must extend 1 foot beyond the curbing. [\[Detail SD 3-11 CofWTSSM\]](#)
13. 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). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
14. Drop off/pick up areas are required for daycare centers, schools and similar uses. Please show the location of the drop off area for this project. [\[Sec.18-553 CofW LDC\]](#)
15. Provide a turning movement analysis of a trash truck at the trash cart location.

TECHNICAL STANDARDS – Barrier Free Design:

16. The Accessible Aisles for the Handicap Parking Spaces appear to be on the incorrect side of the parking spaces, which may hinder access from Accessible Vans and other handicap vehicles.
17. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. Please extend the sidewalk across all the Handicap Parking spaces.
18. Please show the location of handicap ramp(s) and signs and provide details on the plan.
19. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
20. 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\]](#)

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. All parking stall markings and lane arrows within the parking areas shall be white.

- E. 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.
- F. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- G. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- H. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Traffic Engineering at 341-7888 to discuss street lighting options.

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.