



**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:** 06.26.2018  
**TO:** ProTrak  
**FROM:** Mitesh Baxi  
Traffic Engineering

■ **COLLECTION AT INDEPENDENCE 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 the relevant sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices, handicap ramps and pavement markings for intersection of all the driveways with Oleander Dr and Fordham Rd for phase one. Also include details for the signalized intersection Oleander Dr and Fordham Rd. 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. <https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, it must be maintained by the developer accordingly.
- Labels/location for key notes PA-6 and PA-7 are not found on the site plan. Please verify.

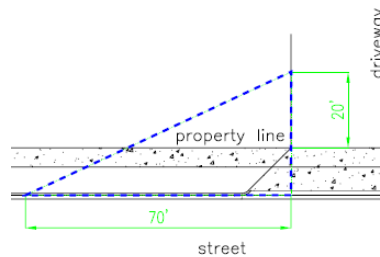
**NCDOT:**

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

1. Show driveways for adjacent lots and lots across the street.
2. Dimension the widths of all the driveways. [Sec.18-530 CofW LDC]
3. Provide sidewalk detail SD 3-10 of CofWTSSM on the plan.
4. Provide curbing detail SD 3-11 of CofWTSSM on the plan.

5. Please provide the detail for elevated crosswalk PA-20 (as per Key notes on site plan). Include height and width of the chamfer.
6. Show the pavement marking for all the crosswalks connecting the sidewalks within parking facility. [[Detail SD 11-11 CofWTSSM](#)]
7. Curb ramps must be installed at the end of all the sidewalks as per ADA/City standards. [[Detail SD 3-07, SD 3-08 of CofWTSSM](#)]. These ramps must be connected with sidewalks and crosswalk pavement markings.
8. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan. [[Sec.18-529\(c\)\(3\)CofW LDC](#)]



#### TECHNICAL STANDARDS – PARKING:

9. 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](#)]
10. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
11. 'Stop' signs must be installed along with the installation of stop bar pavement markers. Please revise the plans to show the 'Stop' sign at the locations where stop bars are provided within the parking facility. [[MUTCD](#)]
12. 4" is the typical height of wheel stops provided within the parking facility. Please revise. [[Page 7-20 of CofWTSSM](#)]
13. International symbol of Accessibility parking space marking as per fig. 3B-22 of MUTCD. At some spaces, these markings are reversed. Please amend.
14. 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](#)]. A variance may be required. Please coordinate with Engineering division.
15. Show the location of the bike racks (SF-1 as per Key notes on site plan) on the site plans. Also include the details in parking data.  
 'Each new multifamily, commercial, or office development or major redevelopment requiring twenty-five (25) or more automobile parking spaces shall make provisions for parking a minimum of five (5) bicycles. Each additional one hundred (100) automobile parking spaces above the twenty-five (25) minimum shall require provisions for parking an additional five (5) bicycles up to a bicycle parking system that can accommodate a maximum of twenty (20) bicycles. Bicycle parking facilities shall be provided within two hundred (200) feet of the primary entrance to the facility. In the event of multiple entrances, bicycle-parking facilities shall be dispersed for easy access to the multiple entrances.'  
[\[Sec.18-528\(f\) CofW LDC\]](#)

#### TECHNICAL STANDARDS – Barrier Free Design:

16. Show the typical handicap sign detail on the plan as per ADA and City standards. [[Sheets A1 of 5 and A2 of 5, CofW Sign Specification](#)]

<https://www.wilmingtonnc.gov/home/showdocument?id=3940>

17. All the access aisles must be marked (e.g., painted with hatch marks) to discourage parking in them. [ADA\_FactSheet\_Parking of CofW]. Some of the aisles are missing these markings. <https://www.wilmingtonnc.gov/home/showdocument?id=3942>
18. The handicap parking spaces for this site does not have an accessible route. An accessible route must be provided to connect an accessible aisle to the accessible ramp at the nearest entrance of the building [ADA Standards].
19. Please show the location of handicap ramps for the accessible parking spaces provided for building R12, R13, R14, R15. [ADA Standards]
20. Handicap ramps must be installed at the driveway intersecting Oleander Dr opposite to entry sign. Please show the graphics as per [Detail SD 3-09 CofWTSSM](#).
21. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does 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 3-07 & SD 15-13 CofWTSSM](#)]. Please revise the width of sidewalk to minimum of 6.5' or provide the wheel stops for these spaces.
22. Note the required and proposed number of handicapped spaces in the site data. [Sec. 18-529(b)(2) CofW LDC]

**MISCELLANEOUS:**

- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.