



**Planning, Development
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DATE: 07.02.2014
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **GALLERY PARK APARTMENTS AT BARCLAY WEST [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.
- The new driveway on Chippenham Dr did not appear on the Barclay West Phase 1 Infrastructure plan. It may require approval from SRB.
- The internal streets, Street C and Street D did not appear on the Barclay West Phase 1 Infrastructure plan. They may require approval from SRB.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is underway for the Barclay West Master Plan. An update to this plan may be required for this development. Please contact Amy Kimes, PE, at (910) 473-5130 or amy.kimes@wilmingtonnc.gov to discuss the TIA review process and the scoping discussion.

NCDOT:

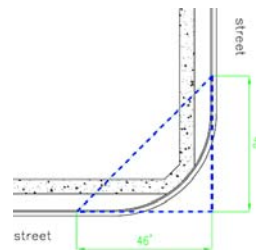
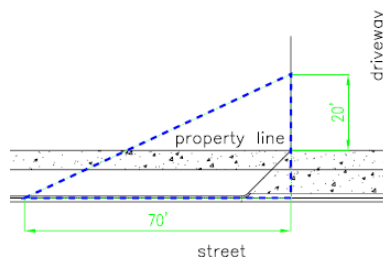
It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed intersections of the Street C and Street D and the intersection of the Street D circular intersection is less than the 400' minimum distance between centerlines of intersections. [7-5 CofW Tech Stds]
2. The intersections of Street B and Street C are closer than the 200'/400' minimum distance per the City's technical standards. [7-5 CofW Tech Stds]
3. The intersections of S. 17th Street and Street C are closer than the 200'/400' minimum distance per the City's technical standards. [7-5 CofW Tech Stds]
4. Show a cross-section detail showing for Street B, Gallery Park Blvd, and Street D.
5. Show a vertical profile for each of the proposed streets.
6. Show centerline geometry of new streets.
7. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets. Please provide this information for the entrance to Street C, near the entrance median.
8. The proposed street cross section for Street C does not provide dimensions for the bike lane, and vehicle lane width. Minimum Street cross sections for a Residential Collector Street are shown in Table 1, COW TSSM, pg. 7-4.

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

9. Show driveways for adjacent lots and lots across the street on George Anderson
10. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
11. Provide a detail for the typical sidewalk connection between the site and the Multiuse path.
12. Distinguish between proposed and existing sidewalk(s) and provide dimensions
13. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
14. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
15. 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:**

16. The proposed detail for the "minimum parking lot" shown on sheet 2 does not appear to match the proposed dimensions for the parking stalls. [Sec. 18-529(b)(2) CofW LDC]
17. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
18. (24') is the minimum drive aisle width behind perpendicular parking.
19. Provide additional dimensions to clearly indicate the drive aisle widths.
20. Drop off/pick up areas are required for daycare centers, schools and similar uses. [Sec.18-553 CofW LDC]
21. The backing stub is to be 10' deep by 15' wide. Please dimension. [Chapter VII ,Detail SD 15-12 CofWTSSM]

22. 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](#)]
23. Provide a turning movement analysis of a Trash Truck from 17th St/ Chippenham Dr to the dumpster and Compactor locations.
24. Graphically indicate the bicycle parking listed within the site data table on the plans. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

25. Please show location of handicap ramp(s) and signs and provide details on the plan.
26. The detail for the Handicap Space shows a 4' stripped area for the Van Accessible spaces. This area must be 8' in width for Van accessible spaces.
27. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the recreation areas, dumpster/ compactor area, and garages. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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.
- B. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- C. 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.
- D. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [[Sec.18-378 \(e\) CofW LDC](#)]

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ 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.