



**Planning, Development
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DATE: 07.06.2016
TO: ProTrak
FROM: Bill McDow
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■ **BLAIR ELEMENTARY SCHOOL [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 site plans do not show the relocation of any protected, or significant trees. The site plan appears to show many opportunities to use the existing trees on the site, (parking islands, Stormwater areas, near multi-use area and play areas, etc.).
- The site plan does not have any outside seating for the Multi-Purpose field. Provide parking for this use.

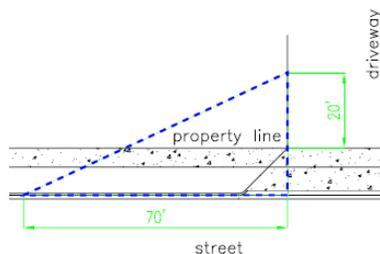
TRAFFIC IMPACT:

- ❖ Please provide the number of current students and proposed students for this Project.
- ❖ Trip generation numbers are needed for the school based upon the number of existing students and proposed students for the school. Please

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

1. Show driveways for adjacent lots and lots across the street.
2. The maximum two-lane driveway width is 30’ measured at the property line. The site appears to have driveways that are much larger than 30’ wide. Auto Turns must be provided to show the need for driveways greater than 30’ in width at the property line. [\[7-9 CofW Tech Stds\]](#)
3. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 3-03 CofWTSSM\]](#)

4. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
5. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
6. The curb and gutter on site does not continue to the Street. Bring the curb to Blair School Road. [\[7-9 CofW Tech Stds\]](#)
7. The site has not shown sidewalk on the ROW for the public streets that front this site, including Market Street, Blair School Road and Saint Nicholas Road. Provide sidewalk on these streets.
8. Provide a sidewalk connection between the site and the public sidewalk.
9. Provide sidewalk between the Noble Site and this Site.
10. Include Wheel chair ramps at each corner and intersection.
11. Crosswalks that were on the existing conditions have been removed and not replaced. Install the crosswalks and wheel chair ramps for these driveway and street crossings.
12. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
13. Provide sidewalk detail SD 3-10 on the plan.
14. Provide regulatory signs for the project on the site plan and landscaping plans, such as Stop Signs, Handicap Signs, Street Name Signs, Pedestrian Crossing Signs, School Zone Signs, etc.
15. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
16. Show any traffic signal facilities and equipment within 500' of this development and in the ROW. Contact Traffic Engineering at 341-7888 for help in identifying these.
17. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. The SDT must be measured from the Property Line at the ROW. [\[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:

18. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
19. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
20. Provide dimensions for each parking aisle, curb radius, and landscape island. 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. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
21. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. Please dimension.
22. Drop off/pick up areas are required for daycare centers, schools and similar uses. The plans call this area a loading zone. Put the loading zone in a separate location. [\[Sec.18-553 CofW LDC\]](#)
23. Protection from vehicles is required around all required landscaped areas within vehicular areas.
24. The parking as proposed does not provide adequate parking for assembly and school functions. Provide additional parking. The site has only provided approximately 10% of the parking spaces for the number of students projected. The auditorium and assembly rules show 1 per every 5 students or 1 per every 3 seats. [\[Sec.18-532 CofW LDC\]](#)

25. Parking will not be allowed on Blair School Road shoulder or ROW areas. Add additional parking for the school.
26. 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](#)]
27. Provide a turning movement analysis of a Fire Engine and Trash Truck at the circular intersection and Fire Lane locations.
28. As the site is located on streets with planned and existing Sidewalks, 5 bicycle spaces will not be sufficient to meet the need for bike parking. Please provide additional 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](#)]

TECHNICAL STANDARDS – Barrier Free Design:

29. The proposed sidewalk as proposed where adjacent to 90 degree parking spaces must 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 15-13 CofWTSSM](#)]
30. Provide an accessible route to the Multi-Purpose Field with ramps and markings.
31. Please show location of handicap ramp(s) and provide details on the plan.
32. 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 traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. 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.

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.