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**DATE:** 07.11.2014  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **ELLINGTON FARMS [Plan Review #2]**

↻ 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.

**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.

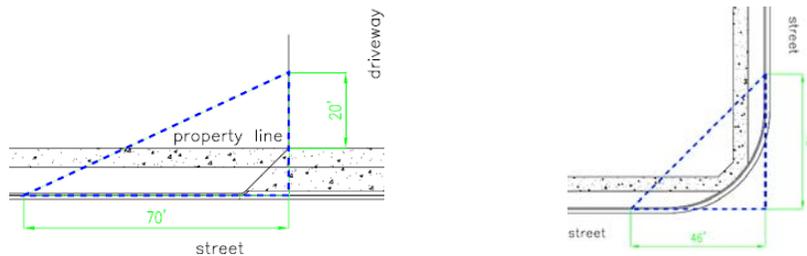
**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed left turn lane for this development must show the full street cross section on Gordon Rd, including plans for the shoulder, drainage, pavement markings, dimensions, length of taper, etc. The left turn lane ends at the driveway for the project. It shall not continue as a continuous center turn lane to the Lewis Strawberry Farm entrance.
2. Show the location of the proposed sidewalk and the pedestrian access easement for portion of sidewalk that will be constructed outside the Right of way.
3. If the project is not proposing a street cross section on Gordon Road with curb and gutter, then the plan will have to incorporate adequate clear recovery areas for the sidewalk located (typically 20’-24’) outside the edge of pavement for a 45 mph NCDOT facility.

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

4. If entrance is proposed as a driveway, it shall be City-standard ramp-type driveway and applicant shall show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
5. Provide dimensions and labels for the required Gordon Rd. sidewalk along the property frontage.
6. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
7. Show any traffic signal facilities and equipment, (including overhead Fiber Optic Cable), in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
8. 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:

9. The rear parking lot does not have the required landscaping islands within the row of the parking. All parking spaces must be within 120' of a parking island. [Sec. 18-481 (g) CofW LDC]
10. 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. A variance request must be submitted to Engineering for this item. [Chapter VII , C (4), pg 7-15 to 7-16 CofWTSSM]
11. The curb between building #2 and building #3 appears to transition to a different type/height. Please show a detail for the transition and label on the drawing.
12. As previously stated, show the bicycle parking (required number and the proposed number), on the site data table and graphically indicate the location on the plans. [Sec.18-528 CofW LDC]

#### REVISIONS TO NOTES ON THE PLAN: Note the Traffic Notes do not appear to be on the plan.

13. Please revise Traffic Notes #3 and #4 on sheet C-2 to reflect the following verbiage:
  - #3: Contact Traffic Engineering, at 341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan. Add a note to call Traffic Engineering forty-eight (48) hours prior to any excavation in the R/W.
  - #4: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

#### 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. All parking stall markings and lane arrows within the parking areas shall be white.
- C. 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.
- D. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- E. A sign shall be placed at the northern boundary of the property indicating that a future connection will be opened when the property to the north develops. Please note this on the site plan.

#### 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.

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.