



**Planning, Development
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DATE: 07.25.2017
TO: ProTrak
FROM: Mitesh Baxi, Traffic Engineering
Bill McDow, Transportation Planning

■ **PACIFIC PLACE SUB [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.

TECHNICAL STANDARDS – NEW ROADS:

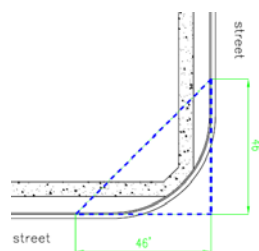
1. Pacific Road does not meet technical standards for roadway design. The minimum tangent length between reverse curves is 100’.
2. Please show the proposed street cross section on the site plan, sheet 5 of 14.
3. The minimum street corner radii is 35’. Please label on the site plan. [\[7-5 CofW Tech Stds\]](#)
4. All on street parking shall be at least 15’ from fire hydrants. Please re-check, there may not be any on-street parking for this project.
5. Site plans indicate a 4’ plaza. Please increase the width of plaza to 5’ width as per [\[Chapter VII Table 2 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

6. Show the location of all the proposed property driveways for the lots. Minimum distance between two driveways is 20’ as measured between driveway aprons/curb returns at curb line or edge of roadway. Please revise plans accordingly. [\[7-11 CofW Tech Stds\]](#)
7. Driveways shall conform to the dimensions and requirements contained in City Technical Standards Chapter 7, Tables 3, 4 and 5. [\[CofW Tech Stds\]](#).

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

8. Show and apply 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'. [\[Sec.18-566 CofW LDC\]](#)



STREET LIGHTING: [\[Street Lighting Policy\]](#)

9. The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
10. A standard street lighting layout has been provided with the review. Minimum of ten street lights are required for this sub-division. Although, developers may choose to provide any extra lights or ornamental. Any installations above the criteria of standard street lighting, will be considered as non-standard and has to conform to the City's non-standard street lighting procedure as per the policy.
11. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
12. The Planning, Development and Transportation Director or designee and the City Landscape Designer will coordinate plaza plantings and streetlight locations to minimize the obstruction of light by vegetation.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Traffic Engineering must approve pavement marking layout prior to actual striping.
- B. 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\]](#)
- C. A sign shall be placed at the southern end of the Auriana Way indicating that a future connection will be opened when the property to the south develops. Please note this on the site plan.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ We will reserve comments on the driveway geometry and other technical issues until a full construction drawing is submitted.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.