



**Planning, Development
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DATE: 09.03.2019
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **MARSHES AT RIVER’S EDGE PHASES 3-5 [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.

TRAFFIC IMPACT:

- ❖ The Project was part of the Barnard’s Landing TIA.
- ❖ The proposed Left Turn Lane on River Road will be required to meet City Technical Standards and AASHTO requirements.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed Turn lane on River Road will be required to meet roadway requirements for Engineering, and AASHTO (offsets, horizontal centerline, taper, storage length and deceleration length) for the new turn lane.
2. Show a cross-section detail showing the existing River Road and proposed turn lane widening.
3. Show a vertical profile for each of the proposed turn lane.
4. Show centerline geometry of new turn lane.
5. Install wheelchair ramp at corner of River Road and Independence Blvd, per NCDOT and/or City standards. Connect sidewalk with ramp.
6. The minimum horizontal centerline radius is 200’ for collector streets.
7. The minimum tangent length between reverse curves is 100’.

TECHNICAL STANDARDS – PARKING:

8. The proposed parking lots do not have Emergency vehicle turn arounds for lots that are over 160’ in length. Please revise.
9. Provide a turning movement analysis of a Fire Engine on the site. Please note, the City of Wilmington uses a 48.1’ Fire Engine vehicle length.

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.