



Planning, Development and Transportation

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DATE: 09.12.2017
TO: ProTrak
FROM: Mitesh Baxi, Traffic Engineering
Bill McDow Transportation Planning

■ **JORDAN LANE DUPLEXES [SRB 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.
- Please revise the sidewalk section at the intersection of Jordan Lane and Wrightsville Avenue to show the existing plaza section between the curbing and the existing sidewalk.

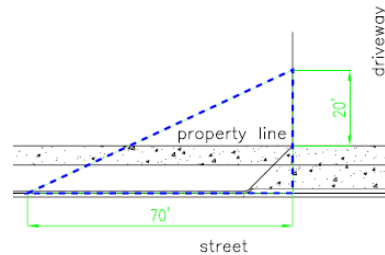
TECHNICAL STANDARDS – NEW ROADS:

1. Please verify the proposed standard turnaround details meet City’s standard detail SD 3-05. Please dimension the components according to SD 3-05. [\[SD 3-05 CofW Tech Stds\]](#)
2. Install wheelchair ramp at corner of Jordan lane and proposed standard turnaround section as per NCDOT and/or City standards. Connect sidewalk with ramp.

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

3. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 3-03.3\] CofWTSSM](#)
4. Show the driveway locations or a typical driveway detail for this site. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
5. Provide sidewalk detail SD 3-10 on the plan.
6. Jordan lane continues further to the north from the intersection of proposed turnaround. So the sight distance clearance requirements for turnaround will be considered same as driveway. Show and apply

the City's 20'x70' sight distance triangle at each corner of turnaround on the site 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.18-556 CofW LDC]



7. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]

TECHNICAL STANDARDS – PARKING:

8. The proposed turnaround area is adjacent to residential lots. Please provide no parking signs to prevent vehicles from parking here and hindering emergency vehicles ability to use the turnaround.

TECHNICAL STANDARDS – Barrier Free Design:

9. Please show location of tactile mats, wheel chair ramp(s) and signs and provide details on the plan.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CofW Tech Stds]
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [Detail SD 15-13 CofW Tech Stds]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. 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.
- E. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- F. 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]
- G. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.
- ❖ 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.