



Development Services
 Transportation Planning
 305 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810

910 341-3258
 910 341-7801 fax
 www.wilmingtonnc.gov
 Dial 711 TTY/Voice

DATE: 09.20.2013
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **Belle Meade [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.



BASE INFORMATION:

- 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 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.
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, and rather show them as proposed on the site plan.
- Include dimensions and radii on all curb lines, intersections, street widths, cul-de-sac measurements, sidewalks, and street cross sections on the site plan, not just the detail sheet.

TRAFFIC IMPACT:

- ❖ As previously requested, the Traffic Impact Analysis (TIA) for this development was originally submitted in '09 for the overall Belle Meade Center. The proposal at hand appears to include the land formerly known as "Belle Meade Commons" which was 34 single family lots and the land associated with a 116 unit Independent Living facility. The development needs to be added to the NCDOT Development meeting agenda for discussion of an update/amendment to the TIA as was approved. The estimated trip generation between the now proposed 40 single family units and the previous land use and intensities proposed is likely to be lower. The build out date of the TIA was 2012 and it was

not a phased analysis. Further coordination is warranted. Please contact Amy Kimes at 473-5130 or Amy.Kimes@wilmingtonnc.gov to discuss the TIA review process and continue the scoping discussion.

TECHNICAL STANDARDS – NEW ROADS:

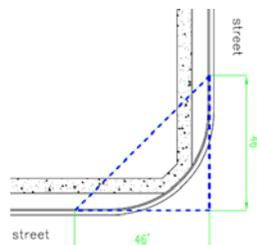
1. The intersection of Pine Hollow Drive and the new cul-de-sac and Sikes Lane and Pine Hollow Drive are closer than the 400' minimum distance per the City's technical standards for Table 2, minimum distance between centerlines of intersections. Please verify minimum centerline distance and if distance is less than 400' either revise or request a variance for the minimum centerline distance. [7-5 CofW Tech Stds]
2. The median cuts shown at the two roundabouts appear to line up with the future curb ramps along the Sikes Lane and Pine Hollow Dr. sidewalks, please show the curb ramp on the site plan.
3. Show the dimensions for the streets corner radii. The minimum street corner radius is 35'. [7-5 CofW Tech Stds]

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

4. Submit a plan showing the locations of all driveways for single-family residences to the City Engineer for his approval (a minimum of two copies) showing the location and dimensions of all proposed improvements. The scale of plans shall be a standard engineering scale no smaller than 1" = 40'.
5. 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] The driveway curb return must be at least 6.5' from intersecting property lines. [Chapter VII, C, Table 4 CofWTSSM]
6. Lot # 1, #28 and #40 shall not have a driveway that interferes with the smooth operation of the roundabouts on Sikes Lane. Driveways for these lots will be installed on the side streets, (Pine Hollow Dr and Matteo Dr). Driveways along side streets not classified as a major thoroughfare must have corner clearance of 60' measured along the curb line. [7-13 CofW Tech Stds]

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

7. Driveways shall be City-standard ramp-type driveways and shall comply with driveway widths, driveway tapers, property line and street corner offsets. Show appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
8. As previously mentioned distinguish between proposed and existing sidewalk and provide dimensions.
9. As previously mentioned show handicap ramps at grade connections for Pine Hollow Drive, and Sikes Lane.
10. Provide a handicap detail drawing on the plan.
11. Provide sidewalk detail SD 8-15 on the plan.
12. 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]



13. A Pavement Marking/Signage plan is required and will be reviewed by the City Traffic Engineer and/or the Signs and Markings Engineer. Roundabouts shall be marked as per the MUTCD and direction of City Traffic Engineer.
14. The roundabout design on Sikes Lane does not employ a raised truck apron. Provide modifications to the truck apron on the roundabouts to prevent normal vehicle traffic from traversing it.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Show all adjacent traffic signs and pavement markings on the plan. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
- B. 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](#)]
- C. 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](#)]
- 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. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- F. All pavement markings regulating directional traffic flow shall be thermoplastic.
- G. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- H. Any broken or missing sidewalk panels and curbing will be replaced.
- I. 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](#)]
- J. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- K. 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](#)]
- L. Tactile warning mats are to be installed on all wheelchair ramps.
- M. Contact Traffic Engineering at 341-7888 to discuss street lighting options.

MISCELLANEOUS:

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.