



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

DATE: 10.22.2019

TO: ProTrak

FROM: Bill McDow
Transportation Planning

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

■ **GALLERIA ROW AND UTILITIES [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:

- Please show existing and proposed lane and roadway configurations for Wrightsville Avenue, Jones Road, and Site Access points.

TRAFFIC IMPACT:

- ❖ The Approved Galleria Mixed-Use Development TIA requires infrastructure improvements for this project, including Site Access Cross Sections, (ingress and egress lanes), Stem Lengths on Approved Access points, Turn Lane Locations, and Configurations, and Roadway Improvements for Jones Road, Southerland Avenue and Wrightsville Avenue.
- ❖ The TIA improvements have not been shown on the SRB Plan, including Roadway Improvements for Jones Road, Southerland Avenue and Wrightsville Avenue.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed Road A 57' ROW does not meet minimum ROW for a commercial street of 60' ROW and 33' pavement width. [Page 7-7, General Standards, #17, CofWilm Technical Standards]
2. Road A, between Sea Canyon Lane and Pergola Terrace, also fails to meet the minimum proposed 57' ROW. The site plans appear to show a 50' ROW, which is missing sidewalk along the southern portion of Road A. Please widen this section of Road A to meet the minimum commercial street ROW width. [Page 7-7, General Standards, #17, CofWilm Technical Standards]
3. The intersections of Road A and Road B are less than (closer to the Wrightsville Avenue and Road A intersection), the required 200' Left Turn lane in the Galleria Mixed- Use TIA Approval. The intersection for Road B and Road A is currently 170' from the intersection. Please Revise.
4. The Street Cross Section for Road A and Wrightsville Avenue does not meet the requirements for a three lane cross section with one ingress lane and two egress lanes. Please revise.
5. Road A and Road B are acting as Collector Streets, which connect to Wrightsville Avenue, (a Major Thoroughfare) and collect traffic from the Airlie at Wrightsville Neighborhood and

future traffic from the Parcels A thru F. These uses include 225 Multi-Family dwelling units; multiple office, restaurant and retail uses; and proposed traffic from over 9,000 vehicles per day, (Source: Galleria Mixed-use TIA). Revise the proposed Centerline geometry for Road A and Road B to meet minimum Collector and local street standards. [7-5 CofW Tech Stds]

6. Install wheelchair ramp at corner of Road A and Wrightsville Avenue and the corner of Road B and Wrightsville Avenue, per NCDOT and/or City standards. Connect sidewalk with ramp.
7. A public street shall be required to serve any multi-family development, which contain more than 50 units or has any principal structure 500 feet away from any existing public streets. [7-6 CofW Tech Stds] A variance may be requested.
8. The project has proposed on-street Angled parking, which do not meet the minimum standards of Chapter 7, Table 6, Minimum Parking Standards. [Chapter VII, Table 6, pg. 7-19 CofWTSSM] A variance may be requested.
9. Provide dimensions for the proposed median at intersection of Road B and Wrightsville Avenue. The minimum median width for a collector street is 13'. [7-7 CofW Tech Stds] A variance may be requested.
10. The proposed R15' street corner radius at Pergola Terrace and Road A intersection does not meet minimum Street Corner Radius and emergency vehicle turn radius required for intersections served by Fire and Rescue vehicles. [Chapter VII, Detail SD 15-13 CofWTSSM] The minimum street corner radii is 35' and minimum radius is R25'. [7-5 CofW Tech Stds]

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

11. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line. A variance may be requested.

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

12. Driveways are to intersect the street at a 90 degree angle. [7-11 #3 CofW Tech Stds]
13. Please continue the sidewalk along the southern portion of Road A, between Pergola Terrace and the edge of sidewalk that ends at Sea Canyon Lane.

TECHNICAL STANDARDS – PARKING:

14. The Hotel and future retail and parking garage are large enough to require loading areas. Please show them on the plan. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [Sec.18-526 CofW LDC]
15. Drop off/pick up areas are required for daycare centers, schools and similar uses. [Sec.18-553 CofW LDC]
16. 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. [Chapter VII , C (4), pg 7-15 to 7-16 CofWTSSM]
17. Provide a turning movement analysis of a fire engine for the intersection of Pergola Terrace and Road A. The city Fire Engine uses a 48.1' Fire Engine Template.

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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]

MISCELLANEOUS:

- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.