



**Planning, Development  
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**DATE:** 10.28.2015  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **WESTPRONG PHASE II [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.

**BASE INFORMATION:**

- If pavement markings on site (existing) 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.

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) will not be required for this development.

**NCDOT:**

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – NEW ROADS:**

1. Please provide a name for the new subdivision street for this phase of Westprong. If the street is an extension of the existing street, label it on the site plan.
2. Show a cross-section detail showing the existing street and the proposed street, especially at the transition to flat curbing near the Northern most duplexes.
3. Show a vertical profile for the pavement section of the proposed street.
4. Show centerline geometry of new streets, including the curb radius, pavement elevations and curb elevations.
5. Please show the location of any proposed or existing drainage features within the roadway, including flumes, catch basins or storm drains.
6. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.

**TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):**

7. Driveways for lots along major thoroughfares must have at least 75' offset from property lines to the curb line. A variance request may be required.
8. Show the "DO NOT ENTER" and ONE WAY Signs for the new driveway entrance.

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

9. Show driveways for adjacent lots and lots across the street.
10. If the site has existing driveways, please note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
11. Provide a sidewalk connection between the site and the public sidewalk.
12. Distinguish between proposed and existing sidewalk(s) and provide dimensions
13. An 18" Pecan Tree located at the East side of the driveway, appears to be within the sight distance triangle. Due to the proximity of the curve, the AASHTO sight distance requirements may be required by NCDOT.
14. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
15. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.

**TECHNICAL STANDARDS – PARKING:**

16. The southern landscape island, which separates one space from the Handicap space is unnecessary. Parking spaces shall be within 120 feet of a landscaping island, therefore, this space may be added to the other 12 spaces. The center parking spaces will still be within 120' of an island.
17. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [Chapter VII, Detail SD 15-13 CofWTSSM]
18. Show the location of the trash dumpster for the site.
19. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [Sec.18-528 CofW LDC]

**TECHNICAL STANDARDS – Barrier Free Design:**

20. Please show location of handicap ramp(s) and signs and provide details on the plan.
21. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

**REVISIONS TO NOTES ON THE PLAN:**

22. Please revise Development Notes #2 on sheetC-1 to reflect the following verbiage:  
#2: Proposed uses at this time are Residential Multi-Family.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, [Alina.Jakubcanin@wilmingtonnc.gov](mailto:Alina.Jakubcanin@wilmingtonnc.gov), to discuss street lighting options.
- ❖ 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.