



Planning, Development and Transportation

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: 11.12.2019
TO: ProTrak
FROM: Mitesh Baxi
Traffic Engineering

■ **CAPE FEAR SOLAR SYSTEMS [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:

- 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.
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- Please provide existing conditions plan, site plan and grading plan on the separate sheets.
- Show all the existing street lights in the vicinity of this development.

NCDOT:

This section of S Front St is a NCDOT State Maintained Street. It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

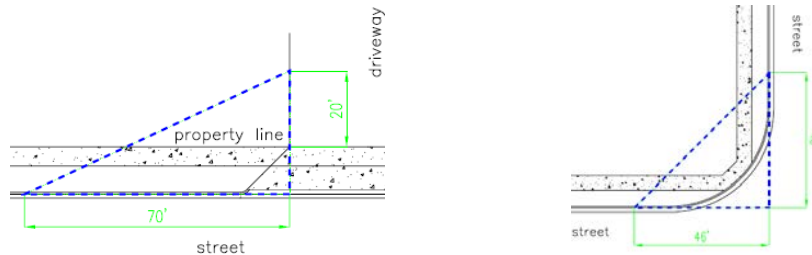
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. This segment of S Front St is a major thoroughfare [Chap VII (C) (2) of CofW Tech Stds]. Driveways along intersection side streets must have corner clearance of 60’ measured along the curb line. [7-13 CofW Tech Stds]. Please coordinate with Engineering for a variance request.

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

2. Show driveways for adjacent lots and lots across the street.
3. Wheel chair ramps shall be installed at all street intersections abutting this property and at other major points of pedestrian flow Chapter II (E) (6) of CofW Tech Stds. Connect ramps with sidewalk.

4. The maximum width of the driveway at the gutter flow line measured between the points where the curb returns or driveway apron meets the curb line or edge of roadway is sixty-two (62) feet. [Chapter VII, C, page 7-10 CofWTSSM]. Applicable to the driveway off 2nd St. Please coordinate with Engineering for the variance requirements.
5. Proposed driveway shall be City-standard ramp-type. Show appropriate City standard detail(s) on plan. [SD 3-03.3 & 3-03.4 CofWTSSM]
6. Dimension driveway tapers. [Sec.18-530 CofW LDC]
7. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
8. The maximum two-lane driveway width is 30'. [7-9 CofW Tech Stds]
9. A pavement marking plan is required for all driveways greater than 30' in width. [page 7-9 CofWTSSM]
10. The City Engineer may approve driveway widths up to 50 feet where it is deemed necessary for safe movements of a large number of large vehicles. [Chapter VII, C (b) (3) CofWTSSM]
11. Provide sidewalk detail SD 3-10 on the plan. [Sec. 18-529(b)(2) CofW LDC]
12. Provide curbing detail SD 3-11 on the plan. [Sec. 18-529(b)(2) CofW LDC]
13. Show and apply the City's 20'x70' sight distance triangle at each driveway and 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] [Sec. 18-812 CofW LDC].



SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES

S Front St is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. The required triangular sight distance for any street intersections with said thoroughfares shall be provided in compliance with the AASHTO sight distance standards [Sec.18-556 CofW LDC]. Show AASHTO sight distance for the street corner of Wright St and Dawson St.

TECHNICAL STANDARDS – PARKING:

14. Dimension parking stalls and aisles. [Sec. 18-529(b)(2) CofW LDC]
15. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
16. The backing stub is to be 10' deep by 15' wide. Please dimension. [Chapter VII ,Detail SD 15-12 CofWTSSM]
17. Provide the turning movements of the largest vehicle accessing the facility.

TECHNICAL STANDARDS – ADA:

18. Show the typical handicap sign detail on the plan as per ADA and City standards. [Sheets A1 of 5 and A2 of 5, CofW Sign Specification] <https://www.wilmingtonnc.gov/home/showdocument?id=3940>
19. Please show location of accessible ramp(s) and parking signs and provide details on the plan.
20. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
21. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]
22. Detectable warning domes must be installed both the sides of the crosswalks and at the end of each sidewalk before entering drive aisle/pavement surface regardless of the ramps [City/ADA standards].

NOTES TO BE AMENDED:

- A. City of Wilmington note 8. : Traffic Engineering may be contacted regarding the utilities in ROW. But contact 811 prior to contacting City of Wilmington.
- B. City of Wilmington note 16. : Contact Traffic engineering at (910) 341-7888 to discuss street lighting options.

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.