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DATE: 11.27.2013
TO: ProTrak
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■ TIBURON PARC APARTMENTS PHASE 2

⌘ Initial Review Notes ⌘

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 verify the right of way for right turn lane shown on Independence Boulevard.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is currently being reviewed. If you have questions, regarding the TIA status, please contact Amy Kimes at (910) 473-5130 or amy.kimes@wilmingtonnc.gov.

NCDOT:

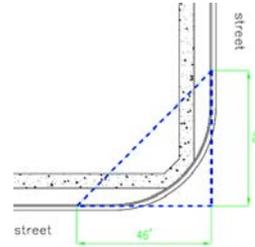
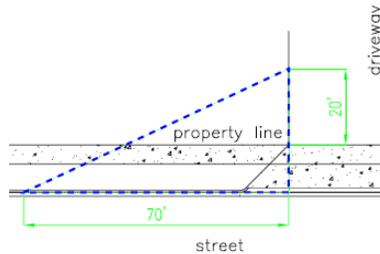
Portions of the Right Turn lane at Moynet Way and Independence Blvd and the sidewalk proposed for Phase II appear to be located on the applicant’s property, and will require a Public Access and Maintenance Easement. It is the Applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Please note additional comments may be forthcoming once coordination occurs. If the proposed dedication of ROW and Access and Maintenance Easement was completed in Phase I, please provide an update on these items.

TECHNICAL STANDARDS:

1. Sight Distance Triangles: Show and apply on the site plan and landscaping plan; [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#)
 - the City’s 46’x46’ sight distance triangle at each street (private and/or public) corner intersection; Moynet Way at Independence Boulevard

Moynet Way at Tiburon Drive

- the City's 20'x70' sight distance triangle at the remaining Moynet Way driveways (at the Roundabout and at the parking lot entrance)
- 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]



- There is a 23' drive aisle width near garage units. Since twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking, it may be necessary to increase the drive aisle width or utilize 4" curbing along the perpendicular parking in this area.
- Show/label the plan in areas where the required bicycle parking is proposed.
- As commented in phase I, revise the total thickness of the ABC base course, which shall have a minimum thickness of six (6) inches for local streets, and alleys. Other classifications of streets, such as collector streets, minor and major thoroughfares, and others intended for heavier usage, shall have a base thickness in accordance with the standards of the NCDOT for such classifications, and in no case shall the base thickness be less than six (6) inches. [Chapter 2, Sec. F.4, CofW TSSM]
- Provide sidewalk detail SD 8-15 on the plan.
- Provide the location(s) of dumpsters and trash facilities for Phase II of the project.
- Provide the location of the bike racks on the site plans, (listed in the site data table).
- Please use City Standard Curb Detail SD 3-11 for the curb and gutter. Note this detail requires the ABC layer and compacted subgrade to extend 1' behind the curb. Update the site plan and details.
- Add a detail for handicapped parking signs and show them on the plan.
- Show all wheelchair ramps on the plan.
- Handicap Garage Spaces are shown on the site plans. Please show on site plans; how handicap users/ drivers will access a curb cut or handicap ramp to reach the sidewalk network for the site.
- Show proposed sidewalk facilities along the frontage on Tiburon Drive. Include curb ramps and tactile mats on the plan.

GENERAL NOTES TO ADD TO THE PLAN:

- 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]
- 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]
- All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- All parking stall markings and lane arrows within the parking areas shall be white.

- E. 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.
- F. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- 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, driveway 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. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.