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**DATE:** 12.03.2013  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **SPARTINA AT LUMINA STATION [plan review #1]**

☞ 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, for Wrightsville Ave. An aerial photo can be used if survey data is unavailable. 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.

**NCDOT:**

1. A pedestrian access easement is required for the sidewalk outside of the public Right-of Way. The proposed sidewalk on Wrightsville Ave requires a three party encroachment agreement between NCDOT, the City of Wilmington and the applicant. 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 – NON MAJOR THOROUGHFARES:**

2. The driveway parking aprons in front of Building F appear to be within the tree protection area for the 38" Oak adjacent to this building.

3. Recommend adding pavement markings to Allens Lane. The pavement width is shown on the site plan as 18' with 2' valley curbing on each side.
4. Show the location of all fire hydrants on the site plan. Fire Hydrant spacing for single family areas may be 500'; however, fire hydrant spacing for multi-family areas shall not exceed 350' per technical standards. [Chapter III ,C, 1 and 2 of CofWTSSM]
5. Reposition the stop bar behind the stop sign and at the intersection of Allen's Lane and Southerland Ave.
6. The minimum street corner radius is 35'. The street corner radius shown for the intersection of Allens Lane and Southerland Ave is R15' and R25'. [7-5 CofW Tech Stds]

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

7. Increase the sidewalk dimensions connecting the parking lot for Tract B, to the proposed sidewalks on Allens Lane and Wrightsville Ave from 4' to 5'.
8. Show the locations of proposed and existing curb ramps and tactile mats on the site plan. Due to the use of valley curbing, curb ramps will be necessary to allow access from the sidewalk at the Retail sales office to the sidewalk and buildings across Allens Lane.
9. Install a curb ramp for the corner of Wrightsville Ave and Southerland Ave.
10. 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]
11. Provide a detail for the proposed curb transition from the valley curb to the standard curb on Wrightsville Ave.

**TECHNICAL STANDARDS – Barrier Free Design:**

12. Provide a detail for the 2' curb taper at the curb cut for the wooden pedestrian walkway.
13. Provide a detail for the proposed wooden walkway at the Northern portion of the site.

**REVISIONS TO NOTES ON THE PLAN:**

#9 Contact Traffic Engineering at 341-7888 **forty-eight** hours prior to any excavation in the right of way. [Spelling]

**MISCELLANEOUS:**

- ❖ 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.