



Planning, Development and Transportation

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DATE: 12.05.2018
TO: ProTrak
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Traffic Engineering

■ **WHITEBROOK FARMS [Subdivision 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:

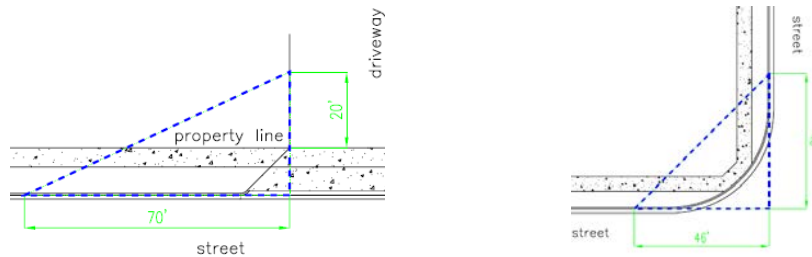
- Revise all relevant to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link 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>
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, it is developer’s responsibility to maintain it in accordance.
- All private streets shall be designed and constructed to meet or exceed the public street standards as specified by the [City's] Technical Standards and Specifications Manual. [Sec.18-378 (d) CofW LDC]

TECHNICAL STANDARDS – NEW ROADS:

1. Show a vertical profile for the proposed street.
2. Install/show the graphics for the wheelchair ramps at corner of proposed St and Vision Dr per NCDOT and/or City standards. Connect sidewalk with ramp.
3. The minimum street corner radii is 35’. [7-5 CofW Tech Stds]. Please dimension.
4. A stop sign and stop bar shall be installed at the intersection of proposed St with Vision Dr. [MUTCD]
5. A stop sign and stop bar shall be installed for the street type driveway accessing proposed street from existing parking facility in front of the building on Lot#1.
6. ‘No outlet’ sign shall be installed at the proposed street access.
7. A turnaround area shown at the end of proposed St must be kept clear (no parking) all the time for an emergency vehicle maneuvering. An appropriate signage or pavement markings will be required. [MUTCD]

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

8. Dimension widths of the driveway/s off proposed street. [Sec.18-530 CofW LDC]
9. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
10. Dimension parking radii. [Sec. 18-529(b)(2) CofW LDC]
11. Provide sidewalk detail SD 3-10 on the plan.
12. 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] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-556 CofW LDC] [Sec. 18-812 CofW LDC]

**TECHNICAL STANDARDS – PARKING:**

13. Improvement plan shows few proposed parking spaces on Lot #2. Dimension parking stalls. [Sec. 18-529(b)(2) CofW LDC]
14. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
15. 4" is the typical height of wheel stops provided within the parking facility. Show the wheel stop details accordingly. [Page 7-20 of CofWTSSM]
16. The minimum vehicle parking space size must be 15.5' in length before wheel stop or curb functioning as a wheel stop. Please confirm. [Page 7-20 of CofWTSSM]
17. Landscaping shall be required at the ends of all parking rows. [Detail SD 15-14 CofW Tech Stds]

TECHNICAL STANDARDS – Barrier Free Design:

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.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD 11-03 and SD 15-13 CofW Tech Stds]
- B. 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]
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. Any broken or missing sidewalk panels, driveway and curbing will be replaced.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ 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.