



Planning, Development and Transportation

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DATE: 12.18.2019
TO: ProTrak
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Traffic Engineering

■ **SAXON PLACE REV [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.

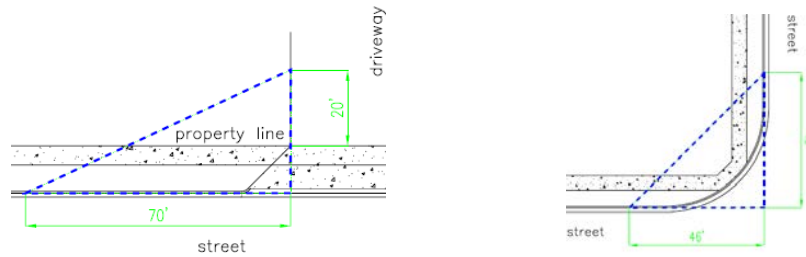
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email 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>
- Site plan proposes a shift in a median island on Lancelot Lane. Show the post-development lane configuration pavement markings for Lancelot Lane.
- Information: Lancelot Lane is a Public ROW - Not Yet Accepted for the maintenance by City.
- Show and label all the existing street lights along Lancelot Lane abutting this development.
- Existing wheelchair ramp, at the Darlington Ave and Lancelot Lane corner abutting this development, shall be retrofitted with flexible surface-applied detectable warning mats [Chapter II (E) (6) of CofWTSSM]. This is also applicable for and ADA ramps within the parking facility.

TECHNICAL STANDARDS – ACCESS (driveway and sight distance):

1. Proposed modified driveway design off Darlington Ave is subject to variance. Coordinate with City Engineering.
2. Show appropriate City standard detail(s) on plan [SD 3-03.3 & 3-03.4 CofWTSSM] and remove SD 08-02 from all the relevant sheets.
3. Sight distance triangles are not implement as per City standards. Show and apply the City’s 20’x70’ sight distance triangle at each proposed and existing driveways as per below image. Also show the City’s 46’x46’ sight distance triangle at the street corner intersection of Darlington Ave and Lancelot Ln abutting this development on the site plan and landscaping plan. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].



TECHNICAL STANDARDS – PARKING:

4. Parking spaces between building 1 and 2 are 16' in depth. 2.5' of adjacent sidewalk must be utilized for an overhang of the vehicle. [Page 7-20 of CofWTSSM]
5. Small vehicle spaces are shown on the site plan for building 3. Please indicate the proposed small spaces in the site data. Small vehicle parking spaces shall be designated by proper signage alerting drivers to the limitation of space size. [Sec. 18-529(c)(4)(b) CofW LDC]

However, no more than twenty-five (25) percent of the total number of required parking spaces shall be small vehicle spaces. Please revise OR see option below
6. You may convert the small parking spaces into standard parking spaces by providing 4" curb, where curb can be used as wheel stops for those spaces.
7. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.
8. The backing stub is to be 10' deep by 15' wide. Please dimension. [Chapter VII ,Detail SD 15-12 CofWTSSM]

TECHNICAL STANDARDS – ADA:

9. When parking facilities are restriped, accessible parking shall comply with the 2010 Standards which includes, but not limited to accessible parking signage. (U.S. Department of Justice, Civil Rights Division, Disability Rights Section ADA Compliance Brief: Restriping Parking Spaces dated December 2015) <https://www.wilmingtonnc.gov/home/showdocument?id=3940>
10. Show the location of existing ADA spaces in front of existing building with International symbol of Accessibility parking space marking as per fig. 3B-22 of MUTCD, aisles, ramps, signs and wheel stops.
11. Please show the location and symbol of proposed accessible ramp(s) and parking signs.
12. 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>
13. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
14. Building 1 and Building 2 does not have a designated accessible parking spaces.

Recommendation: Where spaces within the same parking facility are assigned or restricted to specific user groups, consider calculating the minimum number of spaces separately for each type of parking or proportionately dispersing accessible spaces based on the overall total across each type of parking to ensure sufficient access for all users.
15. Detectable warning domes must be installed before entering drive aisle/accessible aisle pavement surface. [City/ADA standards].

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 traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- C. Any broken or missing sidewalk, driveway panels and curbing will be replaced.
- D. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

GENERAL NOTES TO BE AMENDED:

- Sheet C3.1 – Update the utility notes contact 341-5899.

MISCELLANEOUS:

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

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.