



**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: 12.19.2017
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **ARBORETUM WEST [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.
- Please show the lane configurations and current conditions at the intersection of Military Cutoff Road and Westwood Drive West, lane configurations and existing conditions on Station Road. Show the signal and cross walks on Military Cutoff Road and signage also.
- Please add a demolition page for the demolition of existing West Westwood Road, the existing driveway across from Arboretum Drive and the traffic signal, and the relocation of any utilities and signal equipment and structures that are proposed for this project.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is required for this development based on the net increase in estimated trips generated by this use.
- ❖ The Traffic Impact Analysis (TIA) for this project is in progress. The Arboretum West Scope Version 2 is the current scope for the project. Please contact Amy Kimes, PE, at (910) 473-5130, amy.kimes@wilmingtonnc.gov if the scope for this project changes.

TECHNICAL STANDARDS – NEW ROADS:

1. Show the Arboretum Drive portion of Military Cutoff, including the overhead signal equipment, pedestrian signal equipment, signal approach, cross walks and Cross City Trail.
2. The proposed site has driveway and street intersections that are closer than the 200'/400' minimum distance per the City's technical standards. [7-5 CofW Tech Stds] A variance may be required of the City's technical standards.

3. The project has proposed a new city street with a variable ROW width, sidewalks, on-street parking and a circular traffic calming device, which appears to be acting as a roundabout or traffic circle. Show a cross-section detail showing the proposed street cross sections and areas with and without parking. The variable ROW width from 55' ROW to 95' ROW width may require a variance from the city technical standards.
4. The minimum tangent length between reverse curves is 100'. A variance request may be required for the City's technical standards.
5. The site plans do not show the dimensions for the street corner radius. The minimum street corner radii is 35'. [7-5 CofW Tech Stds] If the site does not meet this standard, a variance request may be required for the City's technical standards.
6. Please show the location of proposed stop signs. All on street parking shall be at least 15' from fire hydrants.
7. The lane configuration of Westwood Drive West is not shown. Please show all pavement markings, stop bars, lane lines, etc.
8. Please show the proposed location of fire hydrants. All on street parking shall be at least 15' from fire hydrants.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

9. The site proposed a driveways apron on Station Road. Please show adjacent driveways and driveways across the street from this driveway.
10. Please show the distance from the intersection of Station Road and Military Cutoff Road and the start of the turn lane for Military Cutoff on the plans for the new driveway on Station Road.
11. Please show a future connection stub to the eastern property on the site plan.

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

12. As previously stated, the site plans show the closure of the existing West Westwood Drive and other driveway aprons. Show the location of the existing driveways and street entrances that will be closed.
13. The plans appear to be using radius (street style) driveways instead of ramp-type driveways. Please clarify the driveway type with dimensions for the driveway, (width, tapers, radius, etc.).
14. The project will be required to install a 10' Multi-Use Path along Station Road as part of the Wilmington/ NHC Comprehensive Greenway plan for the Station Road Trail. Please change the 5' Sidewalk to show the MUP and pedestrian easement for the trail.
15. Provide a sidewalk connection between the site and the public sidewalk/ 10' Multi-use Trail, including the intersection of Station Road and Westwood Drive West/ North Wood Drive.
16. The site has proposed replacing a portion of the required sidewalk for the Military Cutoff Road property Frontage with a Multi-Use Path that goes near the proposed Stormwater pond. And connects back to Station Road near the new Station Road Driveway. Please show this on the site plan. If this plan has changed, then show the required sidewalk for the entire Military Cutoff Frontage.
17. Distinguish between proposed and existing sidewalk(s) and provide dimensions.

TECHNICAL STANDARDS – PARKING:

18. Provide additional dimensions to clearly indicate the drive aisle widths at areas where proposed improvements alter the width.
19. The site plans needs to show the locations of the menu board and pick-up window for the Fast Food Restaurant/ Coffee Shop with Drive Thru window. A minimum vehicle queue will be required for the site based upon the location of the pickup window.
20. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII , C (4), pg 7-15 to 7-16 CofWTSSM]

21. Provide a turning movement analysis of a Fire Engine, Rescue Vehicle, Trash Truck, and WB 50 vehicles on the site, including the roundabout, internal streets, access to each residential building, Retail and Restaurant locations and the Office Professional Building.

TECHNICAL STANDARDS – Barrier Free Design:

22. Provide Tactile mats on wheel chair ramps at street corners, crosswalks, and intersections per ADA guidelines.
23. The concept plan meeting discussed a proposed cross walk across Military Cutoff Road on the Northern side of the intersection. Please show this crossing on the site plans, with appropriate pavement markings and changes to the existing stop bars on Military Cutoff Road.

GENERAL NOTES TO ADD TO THE PLAN:

- A. A sign shall be placed at the Eastern boundary of the property indicating that a future connection will be opened when the property to the east develops. Please note this on the site plan.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at 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.