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DATE: 12.28.2012

TO: ProTrack

FROM: Tara S. Murphy, ASLA/RLA/LEED AP Dave Brent
Transportation Planning Traffic Engineering

■ **TIBURON PARC APARTMENTS PHASE 1 [TRC 01.03.13]**

∞ Initial Review Notes ∞

This is a review of Phase I only.

While a note has been included on the plans (Note #4 on Sheet C4) indicating typical dimensions, the site layout plan needs to be dimensioned in order for a full review for construction release. Comments provided below are not complete, rather are based on the information available. Further comments may be forthcoming once a full layout plan is submitted.

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 existing right of way for Independence Boulevard is shown accurately. The right turn lanes are not shown as existing within the right of way which is unusual.

TRAFFIC IMPACT:

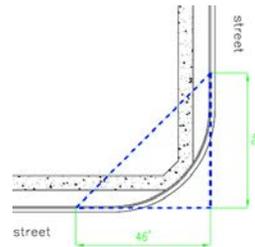
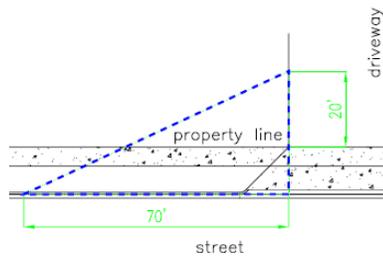
- ❖ A Traffic Impact Analysis (TIA) is currently being reviewed.

NCDOT:

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.

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;
 - Jean Rabin Way at Moynet Way (2 locations)
 - Moynet Way at Independence Boulevard
 - Moynet Way at Tiburon Drive
 - the City's 20'x70' sight distance triangle at the remaining Moynet Way driveway (parking lot near recreation facility)
 - Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



2. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
3. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
4. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. Provide additional dimensions to clearly indicate the drive aisle widths near garage units.
5. Show/label the plan in areas where the required bicycle parking is proposed.
6. Use City Standard Curb Detail SD 7-01 and provide this detail on the plans.
7. Add a detail for handicapped parking signs and show them on the plan.
8. Show all wheelchair ramps on the plan.
9. Show a cross-section of the roundabout that details the design of the truck apron.
10. Provide dimensions and a pavement marking/signage plan for the roundabout. One car length of storage between the crosswalk and the yield lines is required for pedestrian safety.

REVISIONS TO NOTES ON THE PLAN:

11. Please revise note #7 on sheet C3 to reflect the following verbiage:
 - 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.
12. Please revise note #11 on sheet C6 to include damage to the multi-use path.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- B. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- C. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Contact 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.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps placed in the lower right hand corner of the plan sheets prior to submitting final plans for signature.

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.