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DATE: 12.11.2013

TO: ProTrak

FROM: Bill McDow
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Dave Brent
Traffic Engineering

■ **BARCLAY WEST PHASE 1 INFRASTRUCTURE [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 signal equipment, 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.
- Show the location of existing pedestrian and bicycle facilities on the site plan, including bike lanes, the Cross City Trail and sidewalks.
- Show adjacent driveways and properties along George Anderson Dr

TRAFFIC IMPACT:

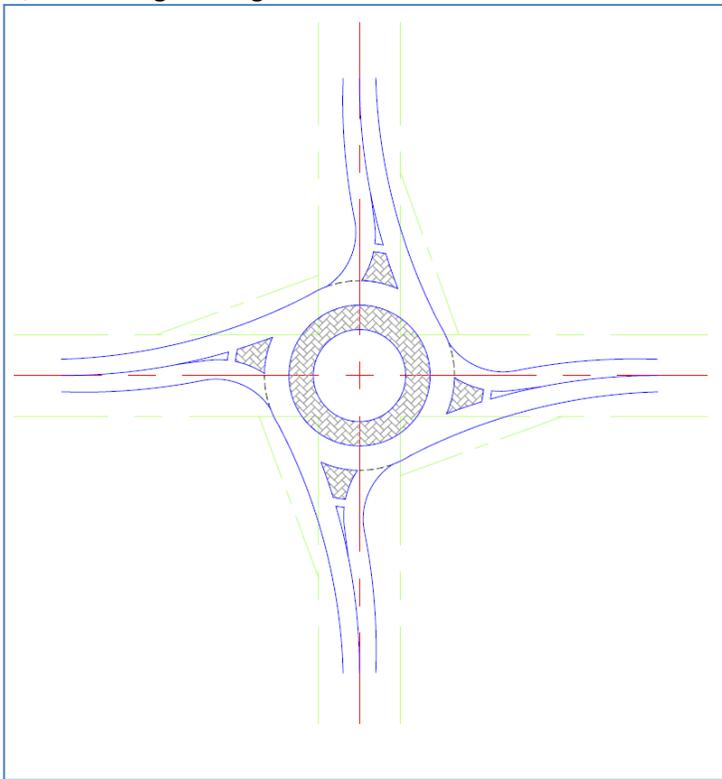
- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact Amy Kimes, at (910) 473-5130 or amy.kimes@wilmingtonnc.gov to discuss the TIA review process and continue the scoping discussion and review process.

NCDOT:

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 – NEW ROADS:

1. The intersections of the side streets and Street A are closer than the 400' minimum distance per the City's technical standards. [7-5 CofW Tech Stds]
2. Install wheelchair ramps at each corner of the proposed subdivision streets per NCDOT and/or City standards. Connect proposed sidewalk with ramp.
3. Provide details for the proposed right turn lanes into the subdivision from Independence Blvd and 17th Street. Show length of the taper, storage lane and curb lines, etc.
4. Show proposed locations and details for pedestrian facilities listed on the site plans, including any proposed Multi-use Paths, Walking Trails, Bike Lanes and Sidewalks.
5. The minimum street corner radius is 35'. [7-5 CofW Tech Stds]
6. Show the location of all proposed fire hydrants within the project. A few hydrants were shown along Street A.
7. The circular intersections need to be designed as true roundabouts to provide efficient vehicle flow to and from the future traffic signal on Independence Blvd. Right-of Way and roadway layout may need to be altered from what is proposed to accomplish this. The plan appears to be a general concept as to approximate locations of the roundabouts. Is this the case? See the provided concept. If you wish to discuss the roundabout design, please contact Dave Brent w/ Traffic Engineering at 910-341-4677.

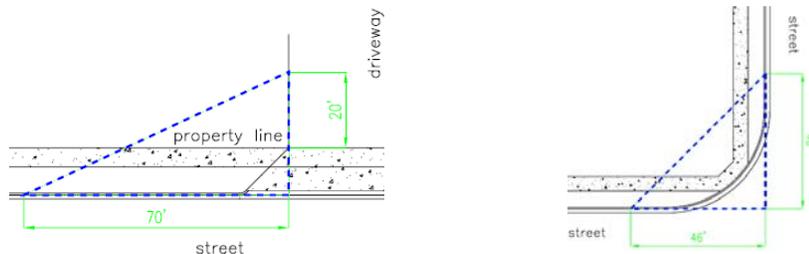
**TECHNICAL STANDARDS –STREET AND DRIVEWAY ACCESS (Major Thoroughfares):**

8. The intersection of Street A with Independence Blvd and Street A and 17th St will require Traffic Control devices. Provide plans for traffic signals at these intersections. Show the proposed location of all traffic control devices, including mast arms, footers, pedestrian signals, crosswalks, pavement markings, detector loops, etc.
9. A pavement marking plan is required for the multilane approach at the intersections of Street A and Independence Blvd and Street A and 17th Street.

10. Independence Blvd and 17th Street are Major Thoroughfares. Driveways and internal streets will be evaluated when further plan sheets are provided, to determine if infrastructure meets all driveway and street spacing requirements per the City's technical standards.

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

11. Show driveways for adjacent lots and lots across the street.
12. Distinguish between proposed and existing sidewalk(s) and provide dimensions
13. Provide sidewalk detail SD 8-15 on the plan.
14. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
15. All traffic signal facilities and city-owned streetlight equipment located along the site property lines and/or within the limits of construction shall be shown on the plans. Contact City of Wilmington Traffic Engineering at 910-341-7888 for help in locating these facilities.
16. Any traffic signal infrastructure adjustments, including overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
17. The City shall be notified immediately of any traffic signal facilities damaged during construction.
18. Damaged facilities shall be replaced, at contractor/developer expense.
19. All traffic signal plans and traffic signal plan revisions are to be included in the construction plans for release, approved and implemented prior to issuance of any certificate of occupancy.
20. 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.18-566 CofW LDC]



TECHNICAL STANDARDS – Barrier Free Design:

21. Please show location of handicap ramp(s) and signs and provide details on the plan.
22. Please show the location of pedestrian crossing signs, (roundabouts and internal crossings), crosswalks 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-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. All parking stall markings and lane arrows within the parking areas shall be white.
- E. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.

- F. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- G. 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.
- H. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- I. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- J. Contact Traffic Engineering at 910-341-7888 forty eight hours prior to any excavation in the right of way to ensure that all traffic signal facilities and equipment are properly located.
- K. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- L. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- M. All repair/replacement of traffic signal infrastructure shall be coordinated with the City of Wilmington Traffic Engineering Division.
- N. 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:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

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.