



Development Services
 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: 07.31.2013

TO: ProTrak

FROM: Bill McDow
 Transportation Planning

Dave Brent
 Traffic Engineering

■ Carolina Bay at Autumn Hall Phase 2 [2nd 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.

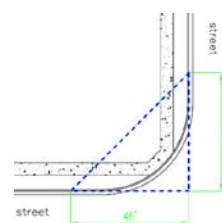
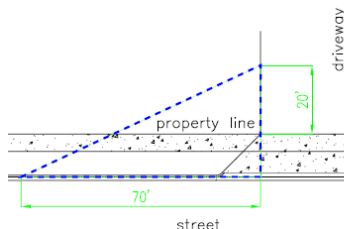


TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) submittal is currently being reviewed by NCDOT. Additional comments may be issued after the submittal has been reviewed.

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

1. Please verify current status of the 500’/800’ variance request.
2. Connect the proposed sidewalk with the ramp at the intersection of Carolina Bay Road & Old Garden Rd.
3. As previously requested, please provide more detail (dimensions, markings, etc.) for vehicle access in the courtyard area off Carolina Bay Rd. Please keep in mind that a standard passenger vehicle needs a minimum 15’ radius to turn.
4. Show the Elevated Wooden Boardwalk connecting to the Neighborhood Walkway near the match line on the plan sheets (C3.1, C3.2).
5. Show and apply the City’s 20’x70’ sight distance triangle for the Diamond Shoals Road driveway on the site plan and landscaping plan. Show all sight distance triangles on the landscaping plan(s). [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

6. Please clarify the exact location of sloped curb/gutter section in the drop-off area. The plan is unclear and the handicap parking access route needs to be separate from the drop-off area to avoid being blocked by vehicles. Also, in this area where the sidewalk leads to the future expansion, please provide a wheelchair ramp at the end of the sidewalk to the east of the angled handicap spaces and a sloped curb section for future ramp on the east side of the drive aisle if there will be future sidewalk. As per City Technical Standards General Requirements "Wheel chair ramps shall be installed at all street intersections and at other major points of pedestrian flow.
7. The wheel stop detail on sheet C5.1 indicates 4" Min. height. 4" is the maximum height to allow vehicles with front air dams to clear the wheel stop and avoid damage. Please correct.
8. An unlabeled handicap parking space detail on sheet C5.1 indicates a 5' wide parking space. Please correct.
9. Will there be additional landscaping plans submitted? The note referring to special paving shown on the landscape plan does not seem to refer to sheets C4.1 or C4.2.
10. Show the location of the bicycle parking on the site plan and landscaping plan.

TECHNICAL STANDARDS – Barrier Free Design:

11. As previously noted, crosswalks not directly associated with handicap parking shall be marked as crosswalks, not as handicap access routes. Please correct the plans.
12. The sidewalk on the south side of Diamond Shoals Rd. leading to the site seems to be incomplete. Please provide the missing sidewalk section to the right turn ingress radius and provide handicap ramps as per COW TSM General Requirements.

GENERAL NOTES TO ADD TO THE PLAN:

13. As previously requested, please correct Note # 2 on the Layout Plans to read: 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](#)]
14. Please correct note #9 on the Notes pages to read, "Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way."

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.