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DATE: 10.02.2013
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **MERIDIAN AT FAIRFIELD PARK [Initial 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.



TRAFFIC IMPACT:

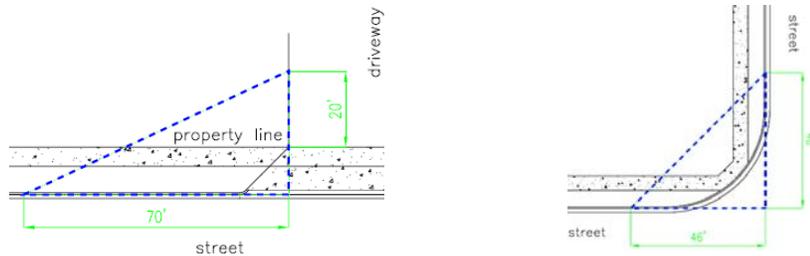
- ❖ A Traffic Impact Analysis (TIA) for this site is in progress. If you have questions regarding the TIA status, you may contact Amy Kimes, at (910) 473-5130 or amy.kimes@wilmingtonnc.gov to discuss the TIA review process.

TECHNICAL STANDARDS – NEW ROADS:

1. The minimum street corner radii is 35', please revise. [7-5 CofW Tech Stds]
2. All on street parallel parking shall be at least 23' in length.

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

3. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [Chapter VII, C(1)(a)(2)12 CofWTSSM]
4. Show the location of proposed stop signs, and stop bars on the site plans and landscaping plans.
5. The plan does not properly 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. Please revise the sight distance triangles, using 46'x46' for Streets A and C and 20'x70' for the driveways. [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 – PARKING:

6. The parking spaces adjacent to the enclosed double dumpster must have adequate clearance to exit the parking spaces.
7. 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]
8. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. Please revise the drive aisle width on Street A.
9. 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. A variance request for this project is being reviewed.

TECHNICAL STANDARDS – Barrier Free Design:

10. Show/verify dimensions for the proposed sidewalk on the site. The 6' sidewalk where adjacent to 90 degree parking spaces does not appear to meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [Chapter VII, Detail SD 15-13 CofWTSSM]

REVISIONS TO NOTES ON THE PLAN:

11. Please revise notes #4 and #6 on sheet G1.00 to reflect the following verbiage:
 - #4 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.
 - #6 Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
12. Please revise notes #4, #6, #7 and #22 on sheets SD1.00, SD1.10 and SD1.1 to reflect the following verbiage:
 - #4 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.
 - #6 Remove the reference to "Tom Platt" from the note.
 - #7 Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

#22 All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.

13. Please revise notes #5 and #9 on sheet LP1.00 to reflect the following verbiage:

#5: 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.

#9 Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All parking stall markings and lane arrows within the parking areas shall be white.
- B. 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.
- C. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- D. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- E. 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.
- F. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- G. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- H. All repair/replacement of traffic signal infrastructure shall be coordinated with the City of Wilmington Traffic Engineering Division.

MISCELLANEOUS:

- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.