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DATE: 07.18.2013

TO: ProTrak

FROM: Bill McDow
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■ **Progress Apartments- UNCW Student Housing [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.



BASE INFORMATION:

- Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. [Sec. 18-529(b)(2) CofW LDC] Please refer to the Technical Standards and Specifications Manual 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.

TRAFFIC IMPACT:

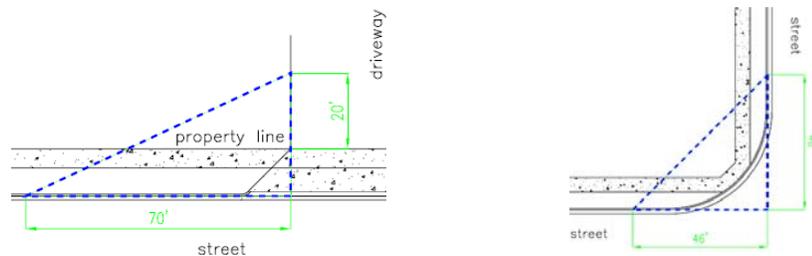
- ❖ A Traffic Impact Analysis (TIA) is currently being evaluated for this development. Please contact Tara Murphy, (910) 341-4661 to discuss any questions or concerns related to the TIA review process.

TECHNICAL STANDARDS – NEW ROADS:

1. Align centerline of the entrance for the development with the centerline for Marlboro St.
2. Ensure wheelchair ramps are shown on the site and at corner of Emerson St and Marlboro St per City standards. Connect sidewalk with ramp and ensure the sidewalk on the site and the sidewalk on Marlboro St are properly aligned with the crosswalk.
3. Provide a detail and pavement marking plan for the extension of Emerson St on the site plan. If bike lanes or multiuse paths are proposed, please show them on the cross section.

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

4. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
5. The alignment of the median cuts needs to be revised to allow efficient movement of vehicles. The western median at the Bldg. 1 cut needs to be pulled back approximately 16'. The eastern median at the Clubhouse cut needs to be pulled back approximately 10'. These changes are to provide a 25' radius for vehicles turning left from the Clubhouse or Bldg. 1.
6. Pavement markings and a keep right sign is needed at the ends of the medians to ensure vehicles do not go the wrong way at the median.
7. 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 – PARKING:**

8. Dimension all parking lot/drive aisle radii. Several are missing from the plan. [Sec. 18-529(b)(2) CofW LDC]
9. Please dimension the 2 groups of 4 parking spaces on the west side of buildings. 1&2 along with the aisle width. It may be a printing issue, but the plan does not scale correctly.
10. There are random 9' dimensions near the maintenance bldg. on Sheet C1.1. Please correct this to show dimensions of the handicap parking at this location.
11. The 7' sidewalk adjacent to the 16' parking spaces appears to be drawn as "turn down" sidewalk. Please provide a detail and note that the height cannot exceed 4" to allow vehicle overhang.
12. Please increase the length of the parallel parking spaces from 22' to 23'.
13. The minimum small vehicle parking space size is 8' in width by 16' in length. Small vehicle parking spaces must not exceed 25% of the required parking and must be signed alerting drivers to the limited size. [Detail SD 15-13 CofW Tech Stds]
14. 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 will be required, contact City of Wilmington Engineering to request the variance. The parking lot circulation provided is acceptable if the perimeter route utilizes 25' radii through the entirety of the site.
15. Dimension the sidewalk at the Trash Compactor Enclosure. Also provide a detail for the Enclosure. A landscape island is currently shown in front of this area.
16. Label the structures north of the Clubhouse and adjacent to the pool area.
17. The detail for the special emphasis (hi-visibility) crosswalk on sheet C5.2 is incorrect. The lines should align with the lane lines of the street and gaps should align with wheel paths.

