



**Planning, Development
and Transportation**
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: 05.21.2014
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **NUTT STREET EXTENSION [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:

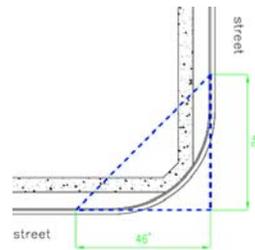
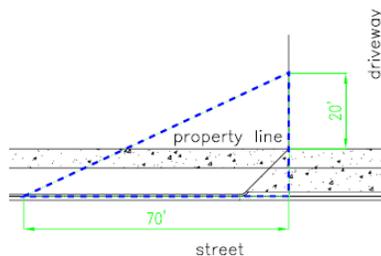
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link 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.
- Identify any parking meters and marked parking stalls on the plan.
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, rather show them as proposed on the site plan.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed cross-section detail showing the existing street and the proposed widening does not show the areas without parking on the Western side of the street.
2. The vertical profile for the proposed streets ends the base material at the end of the curbing. Standard City of Wilmington street sections require the base material to extend 1' behind the end of curb.
3. Dimension the street corner radius for each intersection. The minimum street corner radii is 35'. [\[7-5 CofW Tech Stds\]](#)
4. All on street parking shall be at least 15' from fire hydrants.

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

5. The loading zones appear to be located in areas that are away from buildings. Please clarify the purpose of the proposed loading zones.
6. Show driveways for adjacent lots and lots across the street.
7. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
8. Driveways shall be City-standard ramp-type driveways. The proposed driveways are non standard. Note maximum driveway widths below. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
9. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
10. The maximum two-lane driveway width is 30'. [7-9 CofW Tech Stds]
11. The maximum three-lane driveway width is 36'. [7-9 CofW Tech Stds]
12. A pavement marking plan is required for all driveways greater than 36' in width.
13. Distinguish between proposed and existing sidewalk(s) and provide dimensions
14. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
15. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
16. 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:

17. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
18. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
19. The minimum on street parking space size is 8' in width by 23' in length. [Detail SD 15-13 CofW Tech Stds]
20. Protection from vehicles is required around all required landscaped areas within vehicular areas.
21. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls to allow for car overhang and prevention of cars hitting the wall.
22. Although not a requirement, it is requested the Applicant consider adding some bicycle parking.

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. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- H. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- I. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Contact 342-2786 to discuss proposed removal/reconfiguration/ construction sequencing related to on street parking spaces.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.
- ❖ 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.