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DATE: 01.09.13

TO: ProTrack

FROM: Tara S. Murphy, ASLA/RLA/LEED AP
 Transportation Planning

Dave Brent
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■ **McDonalds: Carolina Beach Road [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. Some of these have been referenced after the comment 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:

- Thank you for contacting us early in the design process for input and thank you for providing the right turn lane and removing the Carolina Beach Road driveway closest to the intersection.
- Please provide a construction and pavement marking detail for the RT Lane.
- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent driveways, traffic signs, lane configurations, traffic control devices, traffic signal facilities (include overhead and underground facilities) 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.

TRAFFIC IMPACT:

- ❖ The proposal is to demolish an existing McDonald's on this site and redevelop with new building, parking, circulation and associated infrastructure. The existing building is 4259 sf and the proposed is 4,500 sf. Based on this information a traffic impact analysis will not be required.

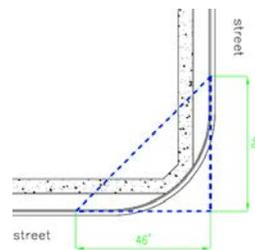
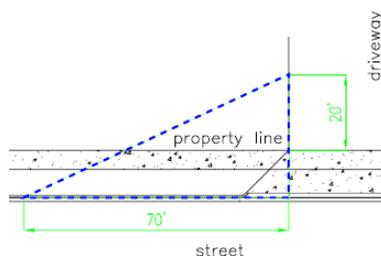
NCDOT / Intersection Comments:

- ❖ It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Please contact Allan Hancock at 910.251.2655.

- ❖ Provide a detail showing the transition section of curb between NCDOT 30" curb & gutter and the on-site 24" curb & gutter.
- ❖ The NCDOT/ City of Wilmington Traffic Signal System Fiber running along Beach Rd. will have to be relocated along with the other utilities. Add notes to C-3 and C-6 noting this and coordinate with City of Wilmington Traffic Engineering at 341-7888.
- ❖ Show existing wheelchair ramps on the plan. Provide a single handicap accessible ramp at the intersection. Please contact me for placement coordination.

TECHNICAL STANDARDS:

1. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line. When the lot has sufficient frontage, driveways for corner lots along major thoroughfares must have corner clearance of 230' as measured along the curb line. As there is limited frontage on both street frontages (182' on Carolina Beach Road, 210' on Shipyard Boulevard – approximately), a variance will be needed. Transportation Planning and Traffic Engineering support the location of the driveways as proposed. Please contact me for assistance if desired.
2. Show the configuration of the entire Carolina Beach Road/Shipyard Boulevard intersection on the site plan.
3. The street type driveway on Carolina Beach Road is acceptable. Please provide a detail showing all pavement markings and signage to control traffic flow.
4. The Shipyard Boulevard driveway shall be the City-standard ramp-type. Show appropriate City standard detail on plan.
5. 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\]](#)
6. Dimension driveway widths (at the property line) and tapers. [\[Sec.18-529 CofW LDC\]](#)
7. The maximum two-lane driveway width is 30'. [\[7-9 CofW Tech Stds\]](#)
8. Provide a physical barrier in the striped out area between the outside drive thru lane and the Shipyard Blvd. driveway. Vehicles shall not be allowed to cue from the menu board directly to the driveway. Provide dimensions including radii.
9. Provide sidewalk detail SD 8-15 on the plan.
10. Provide a public access and maintenance easement for portions of the sidewalk that are proposed to be located on private property instead of within the existing right of way.
11. Label and align the accessible ramps (depressed curbs) at the Carolina Beach Road driveway.
12. Dimension the radius of the painted island along the drive aisle adjacent to the ADA crossing.
13. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
14. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at the 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'. [\[Sec.18-566 CofW LDC\]](#)



15. The minimum standard vehicle parking space size for 60 degree parking is 8.5' in width by 20' in length (rear of stall to front of stall). Fourteen (14') is the minimum drive aisle width behind

- 60 degree parking (please check with the Fire Department for their minimum requirements). The "Rear of stall to front of stall" dimension for 60 degree parking is 20' as accurately shown on the east side of the lot. The plan indicates this measurement as 18' on the north and south sides of the lot. Please revise or provide 4" curb for vehicle overhang.
16. Minimum parking space length for perpendicular parking is 18'. Curbing along spaces less than 18' in length shall not exceed 4" in height to allow for vehicle overhang.
 17. 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). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#) The ingress radius at the Beach Rd. driveway should be 15' minimum. The 10' curb radius on the northwest corner of the building sidewalk is acceptable since the receiving drive aisle is 20' wide. (Effective radius is at least 20' for a car in the drive thru lane, greater for a circulating truck).
 18. Provide wheel stops for HC parking spaces to allow for car overhang and prevention of cars hitting the signs. Wheel stops cannot exceed 4" in height and shall be placed 2.5' from the end of the parking space. Please note this in the wheel stop detail provided on sheet C-7.
 19. Please identify the delivery area.
 20. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#) Show/note the location on the site plan.
 21. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#) Providing wheel stops or adding to the width of the sidewalk will bring this area into compliance.
 22. Provide wheel stops in the handicapped parking spaces to prevent vehicles from hitting the signs.
 23. Please add the following City Standard Details for Pavement Marking Arrows (SD 11-03), Curb and Gutter (SD 7-01), and Sidewalk (SD 8-15) to the plans. These are available on the city's website. http://www.wilmingtonnc.gov/public_services/engineering/technical_standards_details
 24. Please indicate where on the plans site key note #14 applies. All pavement markings shall be white, unless separating direction of travel.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Tactile warning mats are to be installed on all wheelchair ramps.
- B. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- C. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- D. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- E. All parking stall markings and lane arrows within the parking areas shall be white.
- F. 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.

- G. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- H. 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.
- I. Any broken or missing sidewalk panels, driveway apron panels, or curb and gutter sections shall be replaced.
- J. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- K. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process.
- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps (bottom right hand of each plan sheet where City signatures are needed) prior to submitting final plans. Please send me an email if you would like a cadd file with these stamps.

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.