



**Planning, Development
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DATE: 01.18.2018
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■ **RENAISSANCE MARKET [TRC Plan Review #2]**

↻ 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.

TECHNICAL STANDARDS – NEW ROADS:

1. Show the Street Corner Radius for the proposed Turn Lanes on Sir Tyler Drive. The start of the proposed exclusive right turn lane appears to be partially blocked.
2. Provide skip lines to guide/ show the start and direction of the dual west-bound left turn lanes on Sir Tyler Drive.
3. The approval for the Site Access 1 required signalization for the Leftover. The directional Leftover at Site Access 1 appears to be missing the signalized left turn signal, stop bars on Military Cutoff Road, and appropriate pavement markings, per the TIA and NCDOT approval for the Directional Crossover.
4. The Crosswalk and Stop Bar at the intersection of the Renaissance Market/Goodwill Driveway and Sir Tyler Drive appears to be over 20' from the intersection. Please revise.
5. Please remove pavement markings / show as scheduled to be removed, the former markings for the Sir Tyler Drive lane configurations.
6. The site plans do not show the existing and proposed lane configurations for the left and right turn lanes along Sir Tyler Drive. Please show these lanes on the site plans.
7. Provide striping and pavement markings along Sir Tyler Drive for the turn lanes.
8. Provide dimensions and details for the median break, leftover and left turn lane on Military Cutoff and the Shared Access (site access #2).
9. Please remove the old curb line on Sir Tyler Road for the Layout Plan.
10. Please update Sheet C2 and Sheet C6 to match the overall site plan sheets (C3, C4, C5, etc.), which show the extension of the dual 42" SD and relocation of the Fiber Optic and other utilities on Sir Tyler drive.

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

11. Provide Stop Signs and markings on the Multi-Use Path to protect patrons from the traffic at the signalized crossover.
12. Provide dimensions for the proposed sidewalk(s) adjacent to the mulch seating area, above the 501 SF landscaping island and dumpster area.

13. The pavement markings for the existing bank eastern driveway (at 15' wide Concrete Island) appear to be located in the middle of the cross walk for the sidewalk going from the Multi-Use path to the 14,216 SF building. Please revise.
14. The sidewalk adjacent to the Headwall on the 25' access drive off Sir Tyler Drive, appears to have significant vertical drop beside the headwall and sidewalk. Please verify whether a railing is required to meet ADA requirements. If the railing is installed, provide a detail for the proposed railing.
15. The site appears to be placing a new/ relocated junction box in the center of the 5' sidewalk along Sri Tyler Drive. Move the junction box/ manhole outside the sidewalk per city standards.

TECHNICAL STANDARDS – PARKING:

16. Show the Loading docks for the project, especially the area behind the grocery building.
17. The proposed 16 compact spaces at the northern end of the parking lot, (near the 14, 216 SF building) appear to be regular sized 8.5' X18' parking spaces. Please provide compact parking signage and revise the spaces to the 8' X16' size used for compact parking.
18. The proposed 24" curb and gutter detail does not match SD 3-11. Please revise the detail to match SD 3-11. [[Detail SD 3-11 CofW Tech Stds](#)]
19. 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. [[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM](#)]
20. The 222 vehicle parking lot does not have adequate bicycle parking to meet the requirements for Section 18-528 of the City of Wilmington Land development Code, which requires a minimum of 5 spaces for the initial 25 vehicle parking spaces, and 5 additional bicycle parking spaces for each 100 vehicle parking spaces above the initial 5 bicycle spaces. Based upon this section, 14.7 spaces are required. Add the required and proposed to the site development data and update the drawing with the additional bicycle parking. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

21. The proposed handicap ramps with hand rails do not match city technical standards. Please revise the ramp section of these details to match the SD for curb ramps. [[Detail SD 3-07 and SD 3-08 CofW Tech Stds](#)]
22. Please revise the proposed cross walks to match the city technical standards for intersections, and standard and high emphasis cross walks. [[Detail SD 3-09 CofW Tech Stds](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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.
- B. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.

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.