



Planning, Development and Transportation

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DATE: 01.23.2019
TO: ProTrak
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Traffic Engineering

■ CAPE FEAR CENTER FOR INQUIRY PARKING LOT ADDITION [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 for the Shipyard Blv 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.
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- There is an existing U.S. route sign in front of the property. It must be relocated in accordance with the MUTCD/NCDOT.

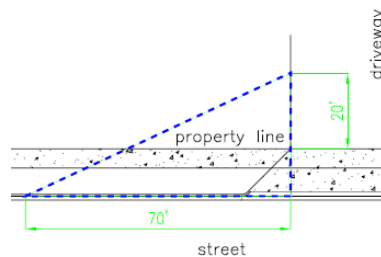
NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

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

1. Show driveways for adjacent lots and lots across the street.
2. When the use of any driveway has been permanently discontinued, replace all necessary curbs, gutters, aprons, sidewalks, and appurtenances thereto [Sec. 18-530 CofW LDC]. Please label it accordingly.
3. Driveways shall be City-standard ramp-type driveways. Show City standard detail(s) on plan. [SD 3-03.3 & 3-03.4 (Vertical curb) CofWTSSM]. Where no curb exists in the vicinity, a flat slab type or a street type entrance may be allowed or required by the City Engineer. [page 7-9 CofWTSSM]

4. Provide sidewalk detail SD 3-10 on the plan.
5. Provide curbing detail SD 3-11 on the plan.
6. Site plan show the proposed connection to existing street type driveway outside the NW corner of this property. ADA ramps, stop bar and stop sign shall be installed for this driveway. [MUTCD]
7. Stop bar and stop sign shall be installed for the driveway off Shipyard Blv. [MUTCD]
8. Movement Prohibition Sign: No Left Turn (R3-2) sign (see Figure 2B-4 MUTCD) shall be installed and should be placed in conjunction with the STOP sign on the near right-hand corner of the driveway off Shipyard Blv.
9. If a sidewalk is required at the frontage off Shipyard Blv, ADA ramps shall be installed for this street type driveway.
10. Show and apply the City's 20'x70' sight distance triangle at the driveway as per below image 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.18-556 CofW LDC] [Sec. 18-812 CofW LDC]



TECHNICAL STANDARDS – PARKING:

11. Dimension parking radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
12. 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]
13. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.

TECHNICAL STANDARDS – Barrier Free Design:

14. Show the typical handicap sign detail on the plan as per ADA and City standards. [Sheets A1 of 5 and A2 of 5, CofW Sign Specification] <https://www.wilmingtonnc.gov/home/showdocument?id=3940>
15. Please verify if an allowance for a 2.5' vehicle overhang after wheel stops installation is considered for the parking spaces adjacent to 5' sidewalk. 15.5' is the minimum parking space length before any barrier. 4' of the sidewalk must remain clear for pedestrian use [Chapter VII, Detail SD 3-07 & SD 15-13 CofWTSSM].
16. Please show location of accessible ramp(s), if required, showing the graphics for the detectable warning domes.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.