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DATE: 02.13.2019

TO: ProTrak

FROM: Mitesh Baxi
Traffic Engineering

MARKET PLAZA CENTER ACCESS PLAN [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 relevant sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices, pavement markings, ADA ramps and power/street light poles on the site plan (Intersection of driveways and S Kerr Ave. 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
- Please show the full intersection details including Cinema Dr and S Kerr Ave intersection on the site plan.

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.

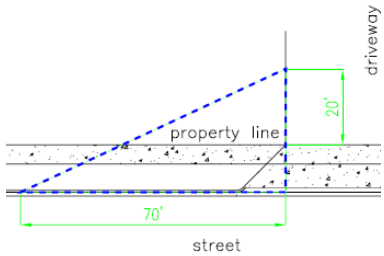
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must at least have 75' offset from property lines to the curb line. Applicable at the southern driveway (aligned to Cinema Dr).

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

2. Show driveways for adjacent lots and lots across the street.
3. Proposed driveway shall be City-standard ramp-type. Show appropriate City standard detail(s) on plan. [SD 3-03.3 & 3-03.4 CofWTSSM]. Subject to variance for the non-standard driveway off S Kerr Ave, aligned to Food Lion grocery store entrance.

4. A pavement marking plan is required for all driveways greater than 30’ in width. [page 7-9 CofWTSSM]
5. A stop bar shall be installed for all the street type driveways. Show this on the plan.
6. A stop sign shall be installed for all the street type driveways except at the signalized intersection. Show this on the plan.
7. The minimum width of any crosswalk pavement markings is 6 feet. [SD 11-11 CofWTSSM].
8. Provide sidewalk detail SD 3-10 and curbing detail SD 3-11 on the plan.
9. Show and apply the City’s 20’x70’ sight distance triangle at each driveway the site 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]

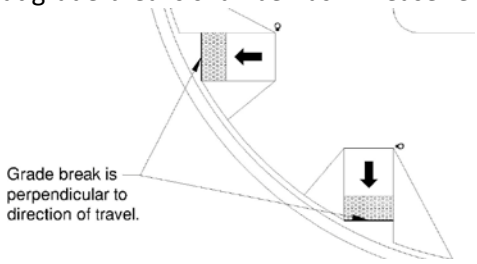


TECHNICAL STANDARDS – PARKING:

10. Please show all the traffic control devices and pavement marking showing the traffic flow for this project.

TECHNICAL STANDARDS – Barrier Free Design:

11. Grade breaks at the curb ramp runs shall be perpendicular to the direction of the ramp run. Surface slopes that meet at grade breaks shall be flush. Please revise where applicable.



12. While taking care of the above comment please ensure that both the ends of the bottom grade break are less than 5 feet from back of the curb.
13. Show the detectable warning domes at the end of each sidewalks located at the corner of Food Lion grocery store building [City/ADA standards].

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 11-03 and SD 15-13 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. Any broken or missing sidewalk panels, curbing driveway sections will be replaced.

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.