



Development Services
 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: 03.11.2014
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **FAMILY DOLLAR [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. 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. Accurately show all lane configurations, traffic control devices, traffic loops 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:

- ❖ A Traffic Impact Analysis (TIA) will not be required for this development if the above information on building size is consistent with the proposed use. Contact Transportation Planning prior to resubmitting plans if the intended use of the site is different than what is outlined above.

NCDOT/ CITY OF WILMINGTON:

1. The proposed sidewalk extends beyond the ROW. 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. This will be a three-party agreement between the NCDOT, City of Wilmington and Applicant.
2. Verify the location of City of Wilmington Traffic Signal System Fiber running along 16th St, 17th St. and Wooster St. Contact Traffic Engineering at (910)341-7888 to determine if this fiber has to be relocated along with the other utilities. Add notes to C-001 through C-003 noting this.

3. It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

4. All traffic signal facilities and city-owned streetlight equipment located along the site property lines and/or within the limits of construction shall be shown on the plans. Contact City of Wilmington Traffic Engineering at 910-341-7888 for help in locating these facilities.
5. Any traffic signal infrastructure adjustments or relocations, including overhead signal system fiber communication lines, are the responsibility of the applicant/developer.
6. The City shall be notified immediately of any traffic signal facilities damaged during construction.
7. Damaged facilities shall be replaced, at contractor/developer expense.
8. All traffic signal plans and traffic signal plan revisions are to be included in the construction plans for release, approved and implemented prior to issuance of any certificate of occupancy.
9. There appears to be proposed utility cuts adjacent to the site driveways. The applicant must coordinate these locations with Traffic Engineering to ensure the cuts do not damage existing Traffic Loops or other Traffic Engineering Equipment.
10. Revise exit arrows for the 16th St and 17th St driveways to Left Turn pavement markings. 16th and 17th St are One-way streets; therefore vehicles can only make left turns when they exit the driveways.
11. Install "No Right Turn" signs, at the 16th St and 17th St driveways.

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

12. Show existing wheelchair ramps on the plan. The ramps at S. 16th St and S. 17th St should be designed to accommodate pedestrian traffic along 16th St and Wooster St, and along 17th St and Wooster St.
13. The applicant has proposed the closure of multiple existing driveways. The concrete aprons and asphalt pavement for the proposed closures must be removed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
14. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM](#)]
15. 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](#)]
16. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
17. Provide sidewalk detail SD 3-10 on the plan.
18. Show Pedestrian Crossings on the site plan.

TECHNICAL STANDARDS – PARKING:

19. 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](#)]
20. Protection from vehicles is required around all required landscaped areas within vehicular areas.
21. The proposed wheel stops for parking spaces must allow a minimum 2.5' for vehicle overhang and prevention of vehicles hitting the wall.
22. Confirm the number of parking spaces proposed for this site in the Site data table. 38 spaces are shown; however, the table states that 31 spaces will be provided.
23. Revise the backing stub to 10' deep by 15' wide and provide dimensions. [[Chapter VII ,Detail SD 15-12 CofWTSSM](#)]

24. Update site and landscaping plans to graphically indicate the location of bike parking. [[Sec.18-528 CofW LDC](#)]

TECHNICAL STANDARDS – Barrier Free Design:

25. Please show the location of handicap ramp(s) and provide details on the plan.
 26. Handicap signs must be positioned outside of the 2.5' vehicle overhang area allowed in parking spaces. Do not use handicap signs or bollards on the site as vehicle/ wheel stops.

REVISIONS TO NOTES ON THE PLAN:

27. Please revise notes #14 and #15 on sheet xx C-001, to reflect the following verbiage:

14: 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.

#15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- B. All parking stall markings and lane arrows within the parking areas shall be white.
- C. 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](#)]
- D. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- E. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- F. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- G. All repair/replacement of traffic signal infrastructure shall be coordinated with the City of Wilmington Traffic Engineering Division.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ 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.