



**Planning, Development
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DATE: 03.23.2015
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **PHOENIX MART [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.

BASE INFORMATION-

- Please provide additional plan sheets for this project, such as grading, demolition, site plan, landscaping, utilities and stormwater sheets.
- Please incorporate TIA requirements into the full 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 Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

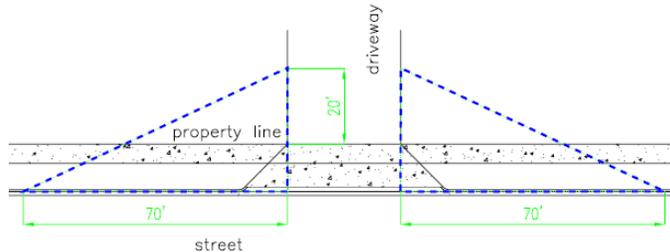
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Please move the Southbound Stopbar on S. 17th Street and add pavement markings for the pedestrian crosswalk across S. 17th Street.
2. Please verify the location of the ADA ramp at the corner of S. 17th Street and Glen Meade Drive. Show any proposed modifications for the current ramp on the site plan.

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

3. The proposed design and location of the Glen Meade Site Access #2, which is across from CVS, is shown as a full movement driveway. The TIA identified that the vehicle Queue exceeds the distance from the signal to this driveway, therefore, this design and location could lead to significant degradation of the signal queuing, negatively impact WB egress from the signal and conflict with traffic flow on Glen Meade attempting to turn left into this driveway.
4. The TIA has concluded that the queuing conditions will not allow safe ingress and egress for left turning vehicles attempting to egress and ingress Site Access #2. Please show the TIA recommendations for this driveway on the site plan.
5. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
6. Provide sidewalk detail SD 3-10 on the plan.

7. Show any traffic signal facilities and equipment in front of the development, (Glen Meade Dr and S. 17th Street). Contact Traffic Engineering at 341-7888 for help in identifying these.
8. Show and apply the City's 20'x70' sight distance triangle at each driveway 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]



TECHNICAL STANDARDS – PARKING:

9. Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
10. Verify the number of parking spaces on the site plan and on the site data table.
11. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
12. As previously stated, provide additional pavement markings and/or curbing to clearly indicate the location, width and direction of the drive thru lane.
13. Protection from vehicles is required around all required landscaped areas within vehicular areas.
14. 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 and graphically indicate on the plans the location of bike parking. [Sec.18-528 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

15. Please show the location of handicap ramp(s) and signs and provide details on the plan.
16. Note the required and proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]

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-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. All parking stall markings and lane arrows within the parking areas shall be white.
- E. 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.
- F. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- G. 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]
1. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way to ensure that all traffic signal facilities and equipment are properly located.
- H. Any traffic signal infrastructure adjustments, including overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
- I. The City shall be notified immediately of any traffic signal facilities damaged during construction.

- J. Damaged facilities shall be replaced, at contractor/developer expense according to standard NCDOT replacement schedules and current NCDOT design standards.
- K. 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.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

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.