



**Planning, Development
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DATE: 05.14.2019
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **HENDRICK MAZDA OF WILMINGTON [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:

- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, do not show the markings as existing, and rather show them as proposed on the site plan.
- Please provide the site dimensions for the Market Street Frontage.

TRAFFIC IMPACT:

- ❖ Please provide Estimated Trip Generation numbers for the site, using existing building SF and Land Use and the proposed building SF and Land Use.
- ❖ The Estimated Trip Generation Numbers should use Institute of Transportation Engineers (ite) Trip Generation 10th Edition, 2017, Microtrans trip Generation Software or similar method of Estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY**(ite land use code xxx) is xx total driveway volume in the AM peak hours, xx total driveway volume in the PM peak hours and xx average weekday 2-way driveway volume.

NCDOT:

The site is located within the NCDOT TIP project for U-4902. Please show proposed changes to the site frontage, signal approach, pedestrian sidewalk, and ROW on the plan.

1. All on street parking shall be at least 15' from fire hydrants.

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

2. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
3. The landscaping plan shows many large trees along the property line. Please evaluate the AASHTO Sight Distance for each driveway in accordance with the Landscape Plan. Market Street is a major Thoroughfare, therefore, the AASHTO Sight Distance also must be considered.

TECHNICAL STANDARDS – PARKING:

4. The proposed parking lot has multiple gates and fences. Please provide details on the gates and fencing. For gates near the ROW, please show the vehicle queuing and STEM length.
5. The site plans (see sheet C4.5) appears to show existing landscape islands along the Fire Engine and Rescue Vehicle Auto Turns route that do not meet minimum radius requirement of 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. The R8', R10', and R15' landscape islands along the travel way may hinder rapid response by emergency service vehicles or truck traffic. Please revise these landscape islands along the Emergency Vehicle route. [[Chapter VII, Detail SD 15-13 CofWTSSM](#)]
6. 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. [[Chapter VII, C \(4\), pg 7-15 to 7-16 CofWTSSM](#)]
7. The site has more than 125 parking spaces, therefore, 5 bicycle parking spaces would be provided for the first 25 vehicle parking spaces, then 5 per each additional 100 vehicle parking spaces. 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. [[Sec.18-528 CofW LDC](#)]

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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](#)]

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 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.