



**Planning, Development
and Transportation**
 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: 05.21.2014
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **320 CHESTNUT STREET ADDITIONS & RENOVATIONS [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:

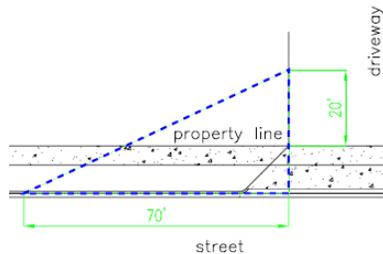
- The site plan shows parking meters and marked parking stalls on N. 4th Street which are scheduled to be removed or obstructed on the plan. Please contact Betty Gurganus at 342-2786 to coordinate the movement, storage and protection of these parking meters.

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

1. **Site plan sheets submitted with the first submission are not included in this submission. Comments associated with these sheets shall be addressed prior to plan completion. These comments refer to the sheets shown with this current submission.**
2. As previously stated, Revise spelling within the callouts and text boxes on sheet AC1.1, including “responsibility” (four occurrences).
3. Site plans do not show the proposed temporary location for US Postal boxes that are on the portion of closed sidewalk for this project. See staking plan and fencing plan sheets.
4. Provide a pedestrian access plan, (4th Street and Chestnut Street approaches) for the site. Include details on access routes for the site, while the sidewalks will be closed for construction. If wheel chair ramps, pedestrian signals/ pushbuttons are closed or relocated during construction, show proposed locations on the site plans.
5. All traffic signal facilities 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.
6. The requested information regarding the utility work on Chestnut Street does not appear to be shown on the current plan sheets. Show Chestnut St loop on plan sheets. As previously requested. Please address the original comment; “The proposed pavement demolition area on Chestnut St (Sheet C2.1, I)

for utility installation in the street, appears to overlap existing traffic loops that service the traffic signal. Coordinate all utility work in this area with Traffic Engineering.”

7. Any traffic signal infrastructure adjustments, including traffic loops, overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
8. The City shall be notified immediately of any traffic signal facilities damaged during construction.
9. Damaged facilities shall be replaced, at contractor/developer expense.
10. 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.
11. 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:

12. Sheet C 5.1 is missing. This sheet had the site detail for wheel stops.
13. Changes made to Sheet C1.1 refer Sheet 5.1 which was not submitted with this submission.
14. Current submission does not address the concern for large vehicle access, (i.e. School Bus, etc) within the parking lot during construction period. If the buses will not be able to turn within the minimum radius provided while the construction fencing is in place, a temporary parking plan may be necessary.
15. As previously requested, clearly mark the area in front of the existing transformer as a no-parking area.
16. Stop Signs and Do Not Enter Signs shall not be mounted on the existing building. Modify the Traffic Control Note #2, which refers to the placement of MUTCD required signs on the site.

TECHNICAL STANDARDS – Barrier Free Design:

17. Standard markings for Van Accessible Spaces utilize an 8’ parking space adjacent to an 8’ striped access aisle. The current spaces are marked with a 5’ access aisle and an 11.5’ parking space.
18. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

19. Please revise Traffic Control Notes #2 and #9 on sheet C1.1 to reflect the following verbiage:
 - #2: “Handicap Signs will be mounted on the existing building.”
 - #9: As previously requested, change city of Jacksonville MSSD standards to “**City of Wilmington TSSM Standards**”.

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. 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.
- C. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- D. 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. [\[SD 15-14 CofW Tech Stds\]](#)

- E. Contact Traffic Engineering at 910-341-7888 forty eight hours prior to any excavation in the right of way to ensure that all traffic signal facilities and equipment are properly located.
- F. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- G. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- H. All repair/replacement of traffic signal infrastructure shall be coordinated with the City of Wilmington Traffic Engineering Division.

MISCELLANEOUS:

- ❖ Contact 342-2786 to discuss proposed removal/reconfiguration/ construction sequencing related to on street parking spaces.
- ❖ 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.

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.