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DATE: 10.11.2013

TO: ProTrak

FROM: Bill McDow
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Dave Brent
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■ **CAPITAL FORD [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:

- 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; rather show them as proposed on the site plan.

TRAFFIC IMPACT:

- ❖ The applicant has submitted TIA worksheet based upon the proposed 15,485 SQFT increase in building and traffic for this site. The TIA worksheet is being evaluated for New Car Sales (841), 80 AM trips and 85 PM trips and Auto Care Center (840), 79 AM trips and 98 PM trips. If the above information is consistent with the proposed uses for site, a Traffic Impact Analysis (TIA) may not be required for this development. Contact Amy Kimes, PE, Transportation Planning prior to resubmitting plans if the intended use of the site is different than what is outlined above.

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. For the driveway that is proposed to be closed, show the restoration of the curbing and verge area on the site plans.

2. 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.
3. Any traffic signal infrastructure adjustments, including overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
4. The City shall be notified immediately of any traffic signal facilities damaged during construction.
5. Damaged facilities shall be replaced, at contractor/developer expense.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

6. The 42nd Street Access Easement, which is shown as 20', does not appear to be large enough for large truck access. Please show an auto turn analysis for truck egress/ingress to the site and within the site.
7. Large through trucks are not allowed on residential streets such as Spirea Ave. Large trucks exiting the site must use another driveway.

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

8. Thank you for showing the existing driveway, which will be closed. Extend the curb along this driveway and restore the verge area to match the existing/proposed.
9. 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\]](#)
10. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
11. Distinguish between proposed and existing sidewalk(s) and provide dimensions
12. Provide sidewalk detail SD 8-15 on the plan.
13. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
14. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
15. 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:

16. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
17. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
18. 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). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
19. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
20. Protection from vehicles is required around all required landscaped areas within vehicular areas.
21. Provide wheel stops for parking spaces perpendicular to any proposed retaining walls or buildings to allow for car overhang and prevention of cars hitting the wall or the parking near the truck shop.

TECHNICAL STANDARDS – Barrier Free Design:

22. The 5' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
23. Please show location of handicap ramp(s) and signs and provide details on the plan.
24. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC spaces to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

25. Please revise notes #15 on sheet 3 of 4 to reflect the following verbiage:

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

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. [\[SD 15-14 CofW Tech Stds\]](#)
- B. 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.
- C. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- D. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- E. All repair/replacement of traffic signal infrastructure shall be coordinated with the City of Wilmington Traffic Engineering Division.

MISCELLANEOUS:

- ❖ 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.