



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: 08.20.2013

TO: ProTrak

FROM: Bill McDow
Transportation Planning

Dave Brent
Traffic Engineering

■ **MAYFAIRE COMMUNITY CENTER PHASE II [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.



TRAFFIC IMPACT:

- ❖ Per the Institute of Transportation Engineers (ite) Trip Generation 8th Edition, 2008, Microtrans trip Generation Software; the estimated Trip Generation for the proposed Shopping Center Retail Use of 76,692 SF (ite land use code 820) is 77 total driveway volume in the AM peak hours, 286 total driveway volume in the PM peak hours and 3293 average weekday 2-way driveway volume. The TIA for the Mayfaire Master plan had a 2007 build out date, and this project is scheduled for 2013-2014, therefore, the TIA may require an update. Please contact Tara Murphy to discuss the TIA review process and begin this discussion.

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

1. The one-way driveway shall be a City standard ramp-type driveway. Show appropriate City standard detail(s) on plan. [Chapter VII ,Detail SD 8-02 (curb) CofWTSSM]
2. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
3. Provide sidewalk detail SD 8-15 on the plan.
4. Will there be marked crosswalks at the western driveway?
5. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
6. 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:

7. The handicap parking adjacent to the curve in the main drive aisle east of the building needs to be revised. A vehicle backing out of the parking space should not be backing into 2 different drive/parking aisles. This intersection also causes a sight distance issue for vehicles heading westbound. Adjusting the island radii will likely solve this issue
8. 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](#)]
9. The 25' radius landscape islands are improperly drawn. The radius shall extend from the edge of the travel portion, not the middle of the parking aisle. Several of these may be reduced to 15' radii as mentioned above.
10. 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.
11. WB-50 vehicles appear on the site plan for the loading areas adjacent to the Solid Waste Disposal areas. Provide a turning movement analysis of a WB-50 vehicle accessing this area.
12. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land Development Code. Add the number of required and proposed to the site development data. [[Sec.18-528 CofW LDC](#)]
13. Add City Standard Detail SD 11-03 (Pavement Marking Arrows) to the plan.
14. Sheet C3.2 indicates a Stop Sign at the western driveway. The "Future Development" would appear to block the sign. The visibility of this sign will have to be maintained when this area is developed.

TECHNICAL STANDARDS – Barrier Free Design:

15. Show the dimensions for the pedestrian walk way /sidewalk adjacent to 90 degree parking spaces. 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](#)]
16. Please show location of handicap signs on the site plan (Sheet C3.1)

REVISIONS TO NOTES ON THE PLAN:

17. Please revise Contractors notes # 4 and #14 on sheet C3.2 to reflect the following verbiage:
 #4 Correct the spelling of 'Pavement Margins' to "Pavement Markings".
 #14 Any broken or missing sidewalk panels, driveway panels and curbing shall be replaced.
18. Please replace Pavement Marking and Sign notes #6 on sheet C3.2. with the following: It shall be the responsibility of the subdivider to erect official traffic signs and street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the City to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
19. Remove Contractor Note #13 on Sheet C3.2.
20. Revise the reference to "Karen Dixon" in General Note #20 on Sheet C3.1 to "Traffic Engineering".
21. Please revise Pavement Marking notes #8 on sheet C3.2 to reflect the following verbiage:
 All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- B. 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. [\[SD 15-14 CofW Tech Stds\]](#)
- C. All traffic control signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
- D. All pavement markings regulating directional traffic flow shall be thermoplastic.
- E. Tactile warning mats are to be installed on all wheelchair ramps.

MISCELLANEOUS:

- ❖ 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.