



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: 02.12.13
TO: Coastal Site Design, PC
ProTrack
FROM: Tara S. Murphy, ASLA/RLA/LEED AP Dave Brent
Transportation Planning Traffic Engineering

■ **FOOD AND BEVERAGE CENTER [2nd Review]**

1. The driveway curb return must be at least 6.5' from intersecting property lines. [\[Chapter VII, C, Table 4 CofWTSSM\]](#).
2nd Review: Applicant's written response (thank you for providing this documentation) indicates the driveway taper is approx 6' from the property line. Without justification as to a hardship and a variance request submitted documenting such hardship, this response is not acceptable. Please either reduce the width of the driveway (driveway as proposed is 28', minimum per City standards is 23') to obtain the 6.5' offset from the property line or provide an alternative design to meet the 6.5' requirement.
2. Correctly show and apply the City's 20'x70' sight distance triangle at the 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'. [\[Sec.18-566 CofW LDC\]](#)
2nd Review: The 70' "leg" has not been illustrated properly. The 70' dimension is measured along the (future) face of curb along Nutt Street.
3. PAVEMENT MARKING/SIGNAGE: The two stopbars shown at the entrance points to the roundabout shall be Yield lines and Yield signs shall be posted. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)All pavement marking arrows indicating one-way direction of travel shall be thermoplastic. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)All pavement marking stopbars, and yield lines shall be thermoplastic. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)Sign and mark the roundabout as per current MUTCD standards. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)A pavement marking plan shall be provided and must be approved by Traffic Engineering. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)The island at the western entrance to the roundabout needs to be larger and centerline paint directing entering traffic to the right of the island shall be provided. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
2nd Review: Sign and mark the roundabout as per the MUTCD. These need to be accurately depicted on the plan. The mini skip edge line around the circular roadway should only be placed at the ingress movements and at the dumpster pad since this is not an egress. The yield line is shown incorrectly. The pavement marking shown on the painted splitter island is not the correct color. The MUTCD Figure to reference is 2B-22 (available online).
4. Protection from vehicles is required around all required landscaped areas within vehicular areas. Please clarify the edge of the parking lot (curb and gutter, etc.) and illustrate as intended. [\[Chapter VII, SD 15-14 Note #2 \(which should read 4" minimum height per the City Engineer\) CofWTSSM\]](#)
2nd Review: Please indicate the proposed edge treatment for the driveway between the roundabout and the Riverwalk. Depending on the treatment, ramps may be needed at the crosswalk.

5. Provide a turning movement analysis of a truck accessing the dumpster. There is concern for heavy use vehicles such as this driving over the riverwalk on a regular basis. The Riverwalk location should be considered for relocation to the river's edge. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
2nd Review: Provide a turning movement analysis for a truck accessing the dumpster by the restaurant. This analysis can be done once final determination is made with regard as to the location of the Riverwalk. Please note and ensure the trash truck will not back onto the Riverwalk at any time. Additional comments may be forthcoming when final location of the Riverwalk is determined

6. As the developer has chosen to provide automobile spaces, bicycle parking shall be provided in accordance with Sec. 18-528. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec. 18-196\(f\)\(2\)\(c\) CofW LDC\]](#)
2nd Review: Please note the location on the site plan.

7. Please show location of accessible parking spaces, ramp(s) and signs and provide details on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
2nd Review: Show the ramp and sign locations on the site plan, and add a sign detail to the plans. The sidewalk adjacent to the parking must allow for 2.5' vehicle overhang and leave 4' clear access. Widen the sidewalk, provide wheel stops or propose an alternate design to meet the clear width requirements.

8. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-196\(e\)\(3\) CofW LDC\]](#)
2nd Review: As there are 18 parking spaces proposed, the required number is 1 (van). Please revise site data.

9. Provide sidewalk the entire length of the street frontage. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
2nd Review: We can appreciate your response that the final design of Nutt Street has not been determined and installation of a sidewalk along the unfinished street may involve some demolition in the future. Please work with the City to provide a payment-in-lieu for the portion of sidewalk to be done in the future.