



**Planning, Development
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DATE: 12.27.2017
TO: ProTrak
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 Traffic Engineering

■ **ALOFT COASTLINE HOTEL [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.



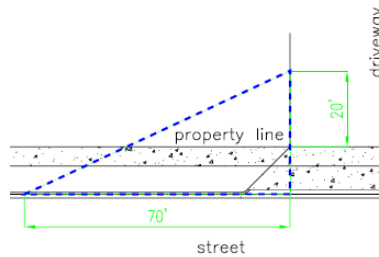
BASE INFORMATION:

- The site is within 250’ of a street intersections. Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings for the intersection of Nutt St/Red Cross St & Nutt St/Estell Lee Pl on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2.for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- If pavement markings on site have weathered to the point they are not in accordance with the MUTCD standard of maintenance, it must be maintained by a developer accordingly.
- Any improvements to the existing parking facility must be labelled as proposed.

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

1. Show driveways for adjacent lots and lots across the street.
2. Site plan shows proposed access to the property at the south-east corner leading to the dumpster. There is an existing driveway in the vicinity of the proposed. Label which existing driveway will be closed. When the use of any driveway has been permanently discontinued, replace all necessary curbs, gutters, aprons, sidewalks, and appurtenances thereto. [[Sec. 18-530 CofW LDC](#)]
3. Proposed driveway shall be City-standard ramp-type. Show appropriate City standard detail(s) on plan. [[Chapter VII ,Detail SD 3-03.3 & 3-03.4 CofWTSSM](#)]
4. Dimension proposed driveway widths and tapers. [[Sec.18-529 CofW LDC](#)]

5. Show and apply the City's 20'x70' sight distance triangle at each driveway for this site. [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.18-556 CofW LDC]



6. The width of two-way proposed connector driveway is proposed 20'. The minimum two-lane driveway width is 23'. Please revise. [Page 7-9 CofW Tech Stds]
7. Show all the existing/proposed signs and pavement marking for the traffic flow for this project.
8. Dimension the dumpster pad and label appropriately.

TECHNICAL STANDARDS – PARKING:

9. Dimension parking stalls, radii and parking aisles for the proposed parking outside the northern property boundary. [Sec. 18-529(b)(2) CofW LDC]
10. A site plan shows existing connector driveway, on the north boundary, to be closed. When the use of any driveway has been permanently discontinued, replace all necessary curbs, gutters, aprons, sidewalks, and appurtenances thereto. [Sec. 18-530 CofW LDC]

TECHNICAL STANDARDS – Barrier Free Design:

11. The existing sidewalk adjacent to 90 degree parking spaces, towards eastern boundary, does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. Provide wheel stops for parking spaces perpendicular to the sidewalk (south of the existing driveway), to keep 4' clear for the pedestrian use. [Chapter VII, Detail SD 15-13 CofWTSSM]
12. Please show location of handicap ramp(s) and signs and provide details on the plan.
13. Note the proposed number of handicapped spaces in the development data. [Sec. 18-529(b)(2) CofW LDC]
14. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]

GENERAL NOTES TO ADD TO THE PLAN:

- A. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ 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.