



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: 11.22.2013
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **HOLIDAY INN EXPRESS- GRACE ST [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:

- Revise demolition, site plane and landscaping sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signal facilities and traffic control devices, (Signal loops, Signal boxes, Fiber Optic Cable boxes, etc), lane configurations, and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual 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.
- Identify any parking meters and marked parking stalls on the plan. Show any parking meters and parking spaces that will be removed.

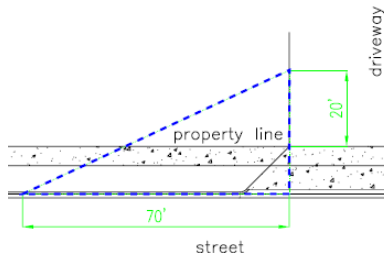
TRAFFIC IMPACT:

- ❖ This project proposes a Hotel with 92 rooms and no banquet facilities. Based upon the submitted information, a Traffic Impact Analysis (TIA) will not be required for this development if the above information is consistent with the proposed use. Contact Transportation Planning prior to resubmitting plans if the intended use of the site is different than what is outlined above.

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

1. Show driveways for adjacent lots and lots across the street.
2. 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\]](#)
3. Provide sidewalk detail SD 8-15 on the plan.

- 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]



- The proposed 8'X84' 15 Minute Temporary Loading Area is located within the sight distance triangle for the driveway. The loading area must be reduced to 60' and shifted east toward Market Street.
- Proposes street trees for the site are within the sight distance triangle for the site. Contact me to discuss placement of the trees to reduce the impact to sight distance. [Sec.18-566 CofW LDC]
- 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.
- Any traffic signal infrastructure adjustments, including overhead or underground signal system fiber communication lines, are the responsibility of the applicant/developer.
- The City shall be notified immediately of any traffic signal facilities damaged during construction.
- Damaged facilities shall be replaced, at contractor/developer expense.

TECHNICAL STANDARDS – PARKING:

- Provide a turning movement analysis of a trash truck to the Dumpster. [Sec.18-526 CofW LDC]
- Dimension parking stalls, radii and parking aisles. [Sec. 18-529(b)(2) CofW LDC]
- Verify that the travel way for the open area under the hotel meets the minimum radius for emergency service vehicles or truck traffic of 25'. 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]
- Protection from vehicles is required around all required landscaped areas within vehicular areas.
- Ensure wheel stops for parking spaces perpendicular to any proposed retaining walls allow 2.5' clearance for car overhang and prevention of cars hitting the wall and handicap signs.
- Although not a requirement, it is requested the Applicant consider adding some bicycle parking for their employees. Add the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [Sec.18-528 CofW LDC]
- The proposed concrete curb and gutter section on sheet D2 does not conform to City of Wilmington Technical Standards and Specifications, Standard Detail for concrete curbing. Revise the curbing to match City Standard Detail SD 3-11 and include the detail in the site plans. [CofWTSSM, SD 3-11]

TECHNICAL STANDARDS – Barrier Free Design:

- Please show location of handicap ramp(s) and signs and provide details on the plan.
- 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]
- 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:

- Please revise notes #13, #16 and #26 on sheet C2 to reflect the following verbiage:

#13: All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**

#16: 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.

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

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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.
- B. Immediately notify City of Wilmington Traffic Engineering at 910-341-7888 if any traffic signal facilities or City-Owned streetlight facilities are damaged.
- C. Damaged facilities shall be replaced, by an approved contractor, according to standard NCDOT replacement schedules and current NCDOT design standards.
- D. 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.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.