

**To:** Dan Fisk, Paramounte Engineering  
**From:** Brian Chambers, Senior Planner; 910.342.2782  
**CC:** File;  
**Date:** 7/24/2020  
**Re:** The Pointe at Barclay Phase 3 Hotel TRC Rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Brian Chambers	Planning, Plan Review	Comments below
Eric Seidel	Engineering	No comments
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

#### Planning Review

Brian Chambers, [brian.chambers@wilmingtonnc.gov](mailto:brian.chambers@wilmingtonnc.gov), 910.342.2782

#### Comments:

- Provide copy of covenants that shows compliance with SRB Condition for off-peak loading requirement (Waiver 'i' on SRB approval letter dated 12/16/15). We may need to discuss after the meeting to determine if any other options for compliance exist.
- Show location of required loading space.
- Provide proposed building height. Building height is measured to the top of the flat roof.
- Adjust required setbacks to account for height over 35 feet.
- Provide additional information on proposed 'beacon.' We will need to confirm if zoning would consider this a sign and how it would be permitted. Signs are permitted separately through our zoning staff.
- Provide proposed building lot coverage.
- Maximum parking will be 150% of minimum required.
- Add clearing and grading note (Sec. 18-462 (d)(4)).
- Pavement area on C-2.0 (46,761) and L-2.0 (45,424) don't match. Please explain inconsistency or reconcile numbers so they match.

Project Name: **BARCLAY WEST - THE POINTE AT BARCLAY PHASE 3 HOTEL**

Formal TRC Date: **07.30.2020**

Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **PDT/Traffic Engineering**

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**BASE INFORMATION:**

- Revise relevant sheets to accurately illustrate the existing conditions at the intersection of Gallery Park Blv/ Stone Crop Dr and Gallery Park Blv/ Blockbuster Dr. Show all adjacent traffic signs, lane configurations, traffic control devices, pavement markings and street light locations for the roundabout section abutting this development on the site plan.  
<https://www.wilmingtonnc.gov/home/showdocument?id=1910>
- Please contact Engineering division for a variance request.

**TECHNICAL STANDARDS:**

1. Dimension the width of all the driveways accessing this parking facility. [Sec.18-530 CofW LDC]
2. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
3. Dimension drive aisle radii. (Islands at the end of a parking stall)
4. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site and landscaping plan. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 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]
5. Show a stopping sight distance to crosswalk on exit on Stone Crop Dr north of a roundabout on site/landscape plans.
6. Dimension the angle of angled parking space.
7. A 'Do not enter' traffic signage is recommended for the traffic approaching one-way drive aisle. [MUTCD]
8. Show the crosswalks pavement markings for pedestrian approaching lobby area from parking facility located west of building. Detectable warning domes should be installed at the receiving side location close to building, regardless of ramp.
9. Show the graphics for detectable warning domes at all the relevant locations.
10. Clearly indicate the accessible route from the accessible aisle to the building.
11. Site plan shows parallel curb ramps at multiple locations. Show the details of parallel curb ramps on details plan sheet.
12. Provide a turning movement analysis of a largest vehicle accessing parking facility.

**GENERAL NOTES TO ADD TO THE PLAN:**

- Street trees must be located a minimum of 15 feet from street lights. [CofW SD 15-17]

**NOTES TO BE AMENDED:**

- Update Traffic note 5. : Contact 341-5899.
- Add to Traffic note 6. : Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **THE POINTE AT BARCLAY PHASE 3 HOTEL**  
TRC Date: **07.30.2020**  
Reviewer Name: **BILL McDow**  
Reviewer Department/Division: **PDT/Transportation Planning**

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**TECHNICAL STANDARDS – TRAFFIC IMPACT**

1. This project is part of the scope and TIA for Barclay West Phase 5, which is currently under review by NCDOT and the WMPO.
2. Once the TIA is completed, this project will be responsible for any TIA improvements listed in the approved TIA.

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

3. The site appears to have a raised drop-off and pick-up area adjacent to the building. Please show any canopies, or vertical obstructions in this area along with the minimum height restrictions for vehicular access.
4. The ADA accessible route from the Handicap Accessible parking appears to cross the one-way drive aisles. Please consider marking the pedestrian crossing area within the one-way drive aisle, (drive aisle adjacent to the vehicle drop-off area).
5. The Site appears to have a ramp at the rear of the Hotel, along Gallery Park Blvd. If this is a handicap accessible ramp, please label the ramp and provide the dimensions and the detail for the ramp.
6. Please provide the 20' X 70' Sight Distance Triangle for the driveway at Stone Crop Drive.

[Please let me know if you have any questions regarding the comments.](#)