



**Planning, Development
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DATE: 10.27.2015
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **MEDICAL OFFICE SCIENTIFIC [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 9th Edition, 2012, Microtrans trip Generation Software; the estimated Trip Generation for the proposed **MEDICAL OFFICE WITH 40,500 SF** (ite land use code 720) is 97 total driveway volume in the AM peak hours, 145 total driveway volume in the PM peak hours and 1458 average weekday 2-way driveway volume.
- ❖ A Traffic Impact Analysis (TIA) will be required for this development. Please contact Amy Kimes, PE at (910) 473-5130, amy.kimes@wilmingtonnc.gov to discuss the TIA review process and begin the scoping discussion.

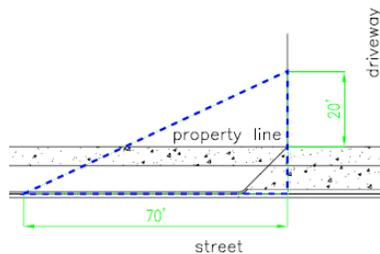
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The proposed One-way Driveway connection at Scientific Park Dr. goes thru the 70’ Progress Energy Easement. This connection and driveway must have prior permission from Progress Energy before it can be constructed. Provide documentation of this agreement and show a note regarding the agreement (map book and page) on the site plans.
2. The driveway curb return at the Scientific Park Drive intersection is outside the property lines for this project.
3. The southernmost driveway is not aligned with the existing driveway for AAI Pharma on the Private Road. Also, the driveway is located too close to the southern property line for the site.
4. Provide the street name for the private road shown on the site plan.

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

5. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
6. The site plans do not have demolition, clearing and grading plans shown.

7. 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\]](#)
8. The proposed drive aisles show two crossings of Wetland areas. Please provide details for the crossing locations.
9. Provide details for the brick crosswalk. If the project intends to use the standard City Detail, then show the standard detail. [\[SD 3-102 CofWTSSM\]](#)
10. Provide a curb and gutter street cross section and pavement cross section for plan. [\[SD 3-11 and SD 3-02 CofWTSSM\]](#)
11. The site does not show the sidewalk along the property frontage of the site.
12. Provide a sidewalk connection between the site and the public sidewalk.
13. Distinguish between proposed and existing sidewalk(s) and provide dimensions
14. Provide sidewalk detail SD 3-10 on the plan.
15. 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'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

16. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. The 3 parking spaces at the end of the primary driveway appear to back in the travel lanes for the Northern two-way driveway entrance. [\[Sec.18-526 CofW LDC\]](#)
17. Provide plans and details for the proposed wooden walkway over the wetlands.
18. The temporary backing stub (between future parking lot and southern end of the building) is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
19. 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. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
20. Provide a turning movement analysis of a trash truck at dumpster and entry and exit locations.
21. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

22. The proposed site plan does not show wheel chair ramps at the proposed brick crosswalks and street corner intersections for the proposed driveways.
23. Please show location of handicap ramp(s) and signs and provide details on the plan.

REVISIONS TO NOTES ON THE PLAN:

24. Please revise the City of Wilmington notes #15 and 16 on sheet C-2.0 to reflect the following verbiage:
 - #15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
 - #16: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

GENERAL NOTES TO ADD TO THE PLAN:

- A. 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. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ 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.