



**Planning, Development  
and Transportation**  
Transportation Planning  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810

**DATE:** 12.11.2017

**TO:** ProTrak

**FROM:** Mitesh Baxi, Traffic Engineering  
Bill McDow, Transportation Planning

910 341-3258  
910 341-7801 fax  
[www.wilmingtonnc.gov](http://www.wilmingtonnc.gov)  
Dial 711 TTY/Voice

---

■ **OFFICES AT BARCLAY PHASE 1 [TRC Plan Review# 2]**

∞ 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:**

- ❖ A Traffic Impact Analysis (TIA) is underway for this project, (Barclay West Phase IV B) for 122, 621 SF Medical Office and 122,621 SF General Office for office buildings 1-4.
- ❖ This project is proposing the construction of these offices and Structured Parking Facilities to occur in phases. Completion of the TIA will be required for this project. Please contact Amy Kimes, PE at [Amy.kimes@wilmingtonnc.gov](mailto:Amy.kimes@wilmingtonnc.gov) (910) 473-5130 to discuss the TIA review process for this project.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed Offices at Barclay is part of the Barclay West Phase IV development. The TIA for this development, (scope and trip distributions) have specified site access and site trips that reach the site from the intersections of Chippenham Drive and George Anderson, S. 17<sup>th</sup> and Gallery Park Drive, and Independence Blvd and Gallery Park Drive. Show the internal street network that connects the site to these intersections per the TIA Scope and Trip Distribution.
2. Show the continuation of Stone Crop Drive, Future Road A, Chippenham Drive and Dusty Miller Lane on the site plan.
3. The Site plan and landscape plan do not agree on whether the project streets are Public or Private ROWs. Verify the Public vs. Private Street designation for Stone Crop Drive and Dusty Miller Lane.
4. Provide the street cross sections for proposed streets shown on this site plan.
5. Provide an approved street name for “Future Road A”.

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

6. The driveway access off Gallery Park Drive is shown as a "Street style" (radius type) driveway instead of a standard Commercial style driveway. Revise the driveway to meet SD 3-03.3. [\[SD 3-03.3 CofW Technical Standards\]](#)
7. Dimension driveway widths and tapers.
8. Pedestrian Access and Sidewalks are required along the sides of new streets, including Future Road A, Stone Crop Drive and Dusty Miller Lane. Please show the sidewalks, handicap ramps and tactile mats along the ROW for these streets.
9. The proposed dumpster does not have screening between the enclosure and the 5' sidewalk. Please revise the dumpster on the site plan and landscape plans to provide proper screening on three sides of the dumpster and between the sidewalk and dumpster enclosure.
10. The sight distance triangle shown on the landscape plan is not labeled. The driveway should have a 20'X70' Sight Distance Triangle at this driveway.
11. Please show the sidewalk connections from Dusty Miller Lane, and Future Road A to the internal sidewalk network for these office buildings.

**TECHNICAL STANDARDS – PARKING:**

12. Please show the primary and secondary entrance and exits for the proposed buildings.
13. 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:**

14. The sidewalk connection and ADA ramp from Gallery Park Blvd is not shown /labeled on Sheets C-2.0, C-2.1, C-3.2 and L-1.0. Please ensure the Handicap ramp and Tactile Mats are clearly shown on these plan sheets.

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.