



**Planning, Development
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DATE: 2.06.2018
TO: ProTrak
FROM: Mitesh Baxi, Traffic Engineering
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■ **OFFICES AT BARCLAY PHASE 1 [TRC Plan Review# 3]**

↻ 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 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 (910) 473-5130 to discuss the TIA review process for this project.

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed driveway off Gallery Park Drive has shifted the alignment of the road into the footprint for Building 3. Please relocate the alignment to a standard centerline alignment.
2. The proposed alignment for this project appears to have a Horizontal Centerline Radius and Tangent Lengths that do not meet City Technical Standards for local and collector streets. Please revise the alignment and label the Horizontal Centerline Radius and Tangent Length between Horizontal Curves. [\[Table 2, Pg. 7-5, CofW Technical Standards\]](#)
3. Provide the street cross sections for proposed street style driveway shown between building 1 and future building 3, on this site plan.
4. Provide an approved street name for “Future Road A”.

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

5. The landscape plan has street trees that appear to hinder visibility of approaching traffic (southbound from Gallery Park Drive). Please apply sight distance triangles to each driveway from the Phase 1 parking lot. Ensure to use AASHTO sight triangles to determine correct visibility for vehicles approaching and within the S-Curve for this road way.

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. The site plans appear to have removed the driveway connection to Future Road A. Please connect streets/ drives to match the Trip Distribution routes identified in the TIA for this phase of development.
8. Please show the vegetative screening for the proposed dumpster. Provide proper screening on three sides of the dumpster and between the sidewalk and dumpster enclosure.
9. Please add additional sight distance triangles for the parking lot, especially on the eastern lot. Ensure the street trees do not hinder clear visual sight distance from 30” to 10’ for vehicles within the four drive aisles shown on the landscape plan.
10. The driveway/ drive aisles should have a 20’X70’ Sight Distance Triangle at this driveway/ drive aisle.

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.