

PRE-TRC CONSULTATION

MEETING SUMMARY SHEET



City of Wilmington
Planning, Development & Transportation Department
Planning Division

PO Box 1810 | 305 Chestnut St.
Wilmington, NC 28401
Telephone 910.254.0900

Please use the following summary to prepare for submittal to *Formal TRC Review*. Following the *Pre-TRC Consultation*, applicants may choose to bring the project back for an additional consultation(s) or proceed with a *Formal TRC Review*.

Project Name: Center Point

TRC Date: 2/20/20

Engineer/Designer: McKim & Creed (R.C., T.M.)

CD Concept
Preliminary Plan Review

Variances/Entitlements (check all that apply):

- BOA HPC SRB PC/CC

Notes: Modification to CD, SUP, SRB; Road 'A' intended to be private, road 'B' intended to be public

Technical Standards Waivers:

- | | |
|------------------------------------|-------------------------------|
| 1. <u>See current SRB order</u> | 5. <u>26' driveway offset</u> |
| 2. <u>75' intersection offset</u> | 6. _____ |
| 3. <u>62' driveway width</u> | 7. _____ |
| 4. <u>Angled on-street parking</u> | 8. _____ |

Required Permits/Documentation (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> City Stormwater (type _____) | <input type="checkbox"/> TIA (scoping letter) |
| <input type="checkbox"/> State Stormwater | <input type="checkbox"/> Building Elevations |
| <input type="checkbox"/> NHC/State Erosion Control | <input type="checkbox"/> CAMA (contact NC DEQ) |
| <input type="checkbox"/> Wetland Determination | <input type="checkbox"/> Certificate of Appropriateness (Historic) |
| <input type="checkbox"/> Wetland Impact (NWP) | <input type="checkbox"/> CFPUA (Water/Sewer Ext.) |
| <input type="checkbox"/> Right-of-way / Driveway (City / NCDOT) | <input type="checkbox"/> NCDEQ (Water/Sewer Ext.) |
| <input type="checkbox"/> Easements (pedestrian, drainage, utility) | <input type="checkbox"/> Other _____ |

CFPUA

Reviewer: _____

Notes: Capacity currently exists, consider reservation.

PRE-TRC MEETING SUMMARY

Engineering

Reviewer: Eris Seidel (R.G.)

Notes: Delineate b/n public and private portions of rights-of-way; city to maintain drainage fro right-of-way portions

Fire & Life Safety

Reviewer: Chris Walker

Notes: Locate FDCs to avoid turnaround; signal strength test for all buildings

Traffic Engineering

Reviewer: Mitesh Baxi

Notes: Check site distance for Calypso and Road 'A'; will need signage and pavement marking plan; will need roundabout diameter and splitter island

Transportation Planning

Reviewer: Bill McDow

Notes: Confirm angled parking meets technical standards; show right turn lanes on external entrances; label dual left from Drysdale Ext into the site; verify hotel drop-off with TIA; show Drysdale crosswalk

Urban Forestry

Reviewer: Not present

Notes: _____

Planning

Reviewer: Brian Chambers

Notes: We will need to discuss vehicle access on Calypso (i.e. backing out into right-of-way)

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TRC COMMENTS

Project: Center Pointe – Conceptual Plan

Date: 2/20/2020

General Comments:

- TRC comments are preliminary comments only. Final comments will be provided during the CFPUA Commercial Plan Review process.
- CFPUA Commercial Plan Review:
 - Complete Review Package Includes:
 - Commercial Plan Review application; Available online at www.cfpu.org.
 - Plan Review Fee
 - Electronic copy and two sets of site plans, specifications and associated engineering reports.
 - All applicable NCDENR permits, NC DOT encroachments and dedicated easements.
 - Utility Drawings shall be:
 - Drawn on a standard twenty-four (24) by thirty-six (36) sheet
 - Drawn to demonstrate overall conformance with CFPUA ordinances and policies.
 - Include true north arrow
 - Scale of the map using engineer's scale (1"=10', 1"=50', etc.) both graphic and numeric; 1"=50' horizontal and 1"=5' vertical preferred on site plan reviews, REQUIRED on as-built drawings per CFPUA specifications.
 - Date of preparation, including all revision dates.
 - Meter Sizing Form required for all commercial properties

TRC Comments:

- SSA-35 – 307,000 GPD Available
- NC DOT has proposed a water main extension along Drysdale.
- An interconnect to the 8" water main on Calypso would allow the water to be public.
- Master Meter on site
- Private Sewer.
- Separate fire line.

Engineering has reviewed the Centerpointe project and offers the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface greater than 10,000 sf, therefore the project is subject to full stormwater review. Please submit the Stormwater Management Permit Application and \$1,500 permit application processing fee.
2. Clearly identify the limits of public right of way proposed for Street B.
3. **Variance:** Include a variance for 75' property line offset for all driveways along major thoroughfares.
4. **Variance:** Include variance for maximum driveway width of 62' for driveway tie-ins as measured between two points where the curb returns, or driveway apron meets the curb line, or edge of roadway (EOP). The plan shows Street A and Calypso Drive tie-ins greater than 62'.
5. **Variance:** Include variance for angled on street parking which conflicts with Technical Standard Ch.7, Section D requirement for parallel parking only.
6. CS-101: General Notes #4 states the plan is in compliance with 500'/800' requirement however the 500'/800' rule is also being shown as variance request (14). Please clarify.
7. CS-501: Street A cross section shows 12' minimum sidewalk on both sides of the street section however the site plan does not match.
8. CS-501: Calypso Drive cross section does not match site plan. Please clarify where plaza is intended – additional cross sections may be needed to help clearly identify specific sections.
9. All stormwater control systems must be designed to treat the stormwater from all surfaces generated by one and one-half (1-1/2) inches of rainfall for water quality purposes.
10. Show that post-development peak discharge rates of two (2)-year, ten (10)-year, & twenty-five (25)-year storm events do not exceed pre-development peak runoff rates.
11. Piped collection systems shall be designed for the 10-year storm event and analyzed for the 50-year frequency storm event to check the system for flooding. Assign an appropriate tailwater for analysis.
12. Assure all impervious BUA proposed with-in blue-line stream vegetative buffer is collected and treated per applicable standards for both water quality & water quantity.
13. Include Inlet drainage area maps with the analysis or within the plan set. Please make sure each drainage area is labeled and quantified.

Project Name: Center Pointe

Pre-TRC Date: February 20, 2020

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

Please address the following:

- Show all FDC locations on the plan.
- FDC must be on the front of the building unless otherwise approved.
- Fire Hydrants to be installed per City of Wilmington ordinance and CFPUA Standards
- Standpipe(s) will be required because the floor elevation is greater than 30' above the lowest level of fire department vehicle access.
- The type of Building Construction according to the International Building Code must be present on the plans. (Preferably the site data table)

Please add the Following Fire & Life Safety Notes to the Plan:

- Contractor shall maintain an all-weather access for emergency vehicles at all times during construction
- New hydrants must be brought into service prior to combustible materials delivered to the job site
- A hydrant must be within 150' of the FDC (measured as the truck drives for practical use)
- FDC must be within 40' of fire apparatus placement
- Landscaping or parking cannot block or impede the FDC or fire hydrants. A 3-foot clear space shall be maintained around the circumference of the hydrant and FDC
- Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.
- Private Underground Fire Lines require a separate underground fire line permit from the Wilmington Fire and Life Safety Division 910-343-0696
- Contractor shall submit a Radio Signal Strength Study for all commercial buildings that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code.
- All isolation valves within the "Hot Box" and between the "Hot Box" and the riser room, must be electrically supervised.

BASE INFORMATION:

- Revise all relevant sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

<https://www.wilmingtonnc.gov/home/showdocument?id=1910>

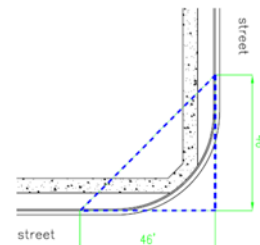
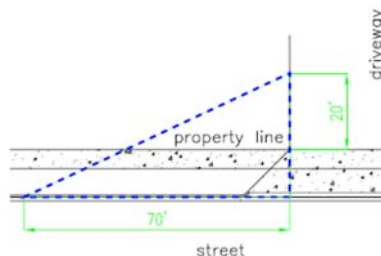
- Street A is proposed as a private street. All private streets shall be designed and constructed to meet or exceed the public street standards as specified by the [city's] Technical Standards and Specifications Manual. [Sec.18-378 (d) CofW LDC]
- Show full intersection details of Viking Ln and Clipper Ln.

NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS:

1. The intersections of Street B and Viking Ln are closer than the 200' minimum distance per the City's technical standards. Please coordinate with Engineering for variance request, if required. [7-5 CofW Tech Stds]
2. Provide a signage and pavement marking plan showing all proposed traffic control signs, street name signs, and related pavement markings locations and types, for further review. <https://www.wilmingtonnc.gov/home/showdocument?id=3940>
3. Driveways shall be City-standard ramp-type driveways. Show City standard detail(s) on plan. [SD 3-03.3 & 3-03.4 (Vertical curb) CofWTSSM]. Where no curb exists in the vicinity, a flat slab type or a street type entrance may be allowed or required by the City Engineer. [page 7-9 CofWTSSM]
4. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan 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. Intersection of Drysdale Dr extension and Street B is proposed as signalized. 20'x 70' sight distance triangle is not relevant for this intersection.
6. No driveway curb return or edge of driveway apron at its intersection with the roadway shall be allowed within twenty-six (26) feet of the point of intersection of the street property lines at an intersection or street corner, as measured along the curb line or edge of roadway. [Chap VII Sec.

[C \(b\) \(6\) of CofW Tech Stds](#). Applicable for the driveway off Calypso Dr adjacent to Street 'A'. Please coordinate with Engineering for variance request, if required.

7. Provide the number of handicap spaces proposed for this development.
8. Provide the turning movement for the vehicles accessing the streets and parking facility.
9. **SIGHT DISTANCE TRIANGLE FOR ANY STREET INTERSECTIONS WITH SAID THOROUGHFARES**
Military Cutoff Rd is a major thoroughfare [\[Chap VII \(C\) \(2\) \(a\) of CofW Tech Stds\]](#). The required triangular sight distance for any street intersections with said thoroughfares shall be provided in compliance with the AASHTO sight distance standards. [\[Sec.18-556 CofW LDC\]](#). Please revise to show an appropriate sight distance triangle at the street intersection of Calypso Dr and Street A with major thoroughfares.
10. Dimension the sidewalks. In general, for any parking spaces an allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use [\[Chapter VII, Detail SD 3-07 & SD 15-13 CofWTSSM\]](#) [\[Page 7-20 of CofWTSSM\]](#)

ROUNDAABOUT:

Please provide the details as per below;

- Entry, Circulating and exit speed-radius relationships
- Inscribed diameter consistent with design vehicle (Provide autoturn analysis)
- Truck apron, if provided, consistent with design vehicle.
- Consideration for Splitter Island that accommodate pedestrian refuge as room allows.

Provide any other details that will affect the general layout of the streetscape. An additional details will be required at the site plan review.

STREET LIGHTING [\[City of Wilmington Street Lighting Policy\]](#):

1. All the streets must be installed as per City of Wilmington Street Lighting Policy.
2. Since the size of the roundabout is unknown at this time a standard street lighting layout cannot be produced. A standard street lighting layout will be provided for the proposed public streets once a detailed site plan will be available for review.
3. All the street lights shall be installed within the public ROW.

GENERAL NOTES TO ADD TO THE PLAN:

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

NOTES TO BE AMENDED:

- B. City of Wilmington standard note 19. : Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.
- C. City of Wilmington standard note 19. Change contact to 341-5899.

Please let me know if you have any questions.